

LILAC HILLS RANCH SPECIFIC PLAN

GPA 12-001, SP 12-001

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List of Acronyms

AD	Assessment District
AF	acre feet
AFY	acre feet per year
APN	Assessor's Parcel Number
Bio OS	Biological Open Space
BMP	Best Management Practice
BCPA	Bonsall Community Planning Area
CALFIRE	California Department of Forestry
CCR	Conditions, Covenants, And Restrictions
CFD	Community Facilities District
CPA	Community Planning Area
CRV	California Redemption Value
DG	Decomposed Granite
PDS	Planning and Development Services
DSFPD	Deer Springs Fire Protection District
EIR	Environmental Impact Report
FMZ	Fuel Management Zone
FPP	Fire Protection Plan
GBCI	Green Building Certification Institute
GPA	General Plan Amendment
HCD	Housing and Community Development
HMD	Habitat Maintenance District
HOA	Homeowner's Association
IFD	Infrastructure Financing District
LARA	Local Agricultural Resources Assessment
LEED-ND	Leadership in Energy and Environmental Design for Neighborhood Development
LMD	Landscape Maintenance District
LU	Land Use
MSCP	Multiple Species Conservation Program
MSL	Mean Sea Level
MUP	Major Use Permit
NCMSCP	North County Multiple Species Conservation Plan

List of Acronyms

NCN	No common name (for plant species with only a botanical name)
<u>NCTD</u>	<u>North County Transit District</u>
NCTD	North County Transit District
NCTDB	North County Transit District Board
NPDES	National Pollution Discharge Elimination System
PAA	Plan Amendment Authorization
PAMA	Pre-approved Mitigation Area
PFFP	Public Facilities Finance Plan
PLDO	Park Land Dedication Ordinance
PR	Private Recreation
R.O.W.	Right-Of-Way
RF	Recycling Facility
RL	Rural Lands
RMP	Resource Management Plan
RPO	Resource Protection Ordinance
RU	Urban Residential
SANDAG	San Diego Association of Governments
SCIC	South Coastal Information Center
SF	Single Family
SLL	Smart Location And Linkage
SMA	Subdivision Map Act
SP	Specific Plan
SWMP	Storm Water Management Plan
USGS	United States Geographical Service
VCCPA	Valley Center Community Plan Area
VCMWD	Valley Center Municipal Water District
VR	Village Residential
WRF	Onsite Water Reclamation Facility

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Lilac Hills Ranch

SPECIFIC PLAN

FPO
I.INTRODUCTION

I. INTRODUCTION

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I. INTRODUCTION

A. Purpose of the Specific Plan

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities, and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments, minor changes in Planning Area configuration will occur during the development of the implementing subdivisions. Such refinements, with approval of the Director of Planning and Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the Community is maintained (for further detail see Section IV-C [Amending the Specific Plan](#)).

B. Project Description

The Lilac Hills Ranch community (also referred herein as “Community”) proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community within the unincorporated area of San Diego County designed in accordance with the Community Development Model and expected to meet the standards of the LEED-ND or an equivalent program, discussed in further detail in Section II-G. A portion of the land is within the Bonsall Community Planning Area and a portion is within the Valley Center Community Planning Area as shown in **Figure 1** ~~Figure 1---~~ **Regional Location Map**. The proposed Specific Plan includes a residential component consisting of 1,746 dwelling units which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres. The planning areas with higher densities are located in the Town Center and in the two Neighborhood Centers. The Town Center and two smaller Neighborhood Centers also permit 90,000 square feet of specialty retail commercial-mixed-uses, and Phases 4 and 5 include a 175.5-acre Senior Citizen Neighborhood component which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200 [bedroom](#) Group Residential and Group Care living facility. The Community will retain and promote some existing agricultural uses in specific areas within the project's open space system. Existing agricultural uses in the biological open space will be allowed to continue, and some existing and new agricultural uses will also be permitted in certain other development areas. The Community also includes an active park system with 15 public and private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country inn, Civic Center, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

Discretionary approvals submitted concurrently with the Specific Plan include a General Plan Amendment (GPA), Rezone, two Tentative Maps (which include the Vacation of two Open Space easements), two Site Plans for the Implementing Tentative Map, and a Major Use Permit for the Water Reclamation Facility.

Residential Component: This Specific Plan proposes a residential community with a maximum of 1,746 homes ~~as shown in Proposed Community Plan Land Use Designations.~~ All of the areas designated VR 2.9 and Zoned RU (Urban Residential) on the two Community Plan Maps are included on 582.2 acres as shown in Figure 10 - Proposed Community Plan Land Use Designations. Of the 1,746 homes, 468 are included in the Senior Citizen neighborhood.

The actual density permitted by the Specific Plan is obtained by dividing the 1,371 single family lots by 582.2 acres which equals a density of 2.36 dwelling units per acre. There are single family detached residential areas in each of the five project phases. The single family residential areas in Phases 4 and 5 are age restricted.

An additional 375 residential units are located within the Town Center and two smaller Neighborhood Centers (25.8 acres total) that comprise the Commercial and mixed-use areas zoned with the C34 (General Commercial-Residential) as shown on **Figure 12 - Proposed Zoning**. The Town Center and Neighborhood Centers include three Single Family Attached planning areas (SFA 1-3) that provide 164 dwelling units with an overall density of 20+ dwelling units per acre. Mixed-use residential (211 units) comprises the remainder of the residential dwelling units in the C34 Zone.

1. Commercial and Mixed-Use: The Community contains three distinct areas that provide 90,000 square feet of specialty commercial and office usable area in addition to the residential and other civic uses. This combined 25.8-acre area will have a Community Plan Land Use Designation of C-5 (Village Core/Mixed-Use) and C34 zoning (General Commercial-Residential). These activity nodes are distributed in the northern, central, and southern portions of the Community. They have been specifically located to meet the standard for “walkable communities” by locating essential neighborhood commercial services within one-half-mile of all of the residential uses. As can be seen on **Figure 13** ~~Figure 13 - Multi-Modal Concept Plan~~, all of the residential areas are within one-half mile of at least one of three areas with commercial services.
2. School Site: A 12-acre school site is proposed within the Specific Plan project area.
3. Recycling Facility (RF): A Recycling Facility will be provided on-site per Section 6970-b of the Zoning Ordinance. The purpose of this facility is to provide waste recycling for project residents. Per the county Zoning Ordinance (2341), a Site Plan is required for this use.
4. On-site Water Reclamation Facility (WRF): A Major Use Permit has been processed concurrently with the Specific Plan to provide treatment of effluent generated within

the Community area. Implementation of the Major Use Permit or alternative treatment options will be determined by the Valley Center Municipal Water District.

5. Other Facilities and Uses: Additional elements of the proposed Community include a 12-acre public community park; private neighborhood and pocket parks many of which are available for use by the general public; multi-use trails; bike paths and bike lanes; active orchards and other agricultural uses; associated community facilities such as a private recreation facility, community/civic center, information center, Country inn, and supporting infrastructure; as well as permanent preservation of biological open space. These other facilities will be located in the RU or C34 zone. Also included is a complete age restricted neighborhood for seniors with an Assisted Living component including a Group Residential – Group Care facility, and a Senior Center constructed on one of the private parks.

The Community is located in an area of agricultural uses together with existing residential and commercial uses. The Community will be designed in accordance with the guidelines, set forth in this Specific Plan. Community design features include landscaping throughout the Community, screening of the WRF and RF, and lighting restrictions.

The proposed Community includes utilization of existing water wells pursuant to guidelines set forth by the Valley Center Municipal Water District (VCMWD). The Community will construct on-site drainage facilities, including water quality treatment and hydro-modification basins, to protect against sedimentation resulting from storm water runoff. The system includes Site Design, Source Control and Treatment, Best Management Practices, as well as the possibility for other Low Impact Development measures such as rain water harvesting and grey water utilization for each single family home. The Community will be developed to meet all applicable County Code requirements in regard to the provision of solar facilities.

Grading is expected to take place in a number of phases over a period of years. The Specific Plan text includes a phasing plan for the development of the Community's component parts which would be coordinated with the level of available services, including roads, water, wastewater, parks, and fire.

Primary access to the Community will be provided via West Lilac Road, which connects to Old Highway 395 to the west of the Community. The proposed circulation plan for the Community includes both on-[site](#) and off-site road improvements. Additional access will be provided via Covey Lane, Rodriguez Road (fire apparatus access road), and Mountain Ridge Road (gated) as described in Section III.

The Community is completely within the VCMWD. Groundwater may be used as an additional source of irrigation for orchards, common areas, and landscaping within the Community pursuant to guidelines set forth by the VCMWD.

C. Distribution of Land Uses

The following table shows the distribution of the land uses throughout the Community.

Table 1 - Land Use Summary

Land Use	Planning Areas	Net Acreage	Dwelling Units/Square Feet (SF)	Zoning
Single-Family Detached	SFD 1-8	465.4 <u>158.8</u>	903	RU
Single-Family Detached - Senior Citizen Community (Age-Restricted Units)	SFS 1-6	75.9	468	RU
Single-Family Attached	SFA 1-3	7.9	164	C34
Group Residential/Care (200 beds)	GR	6.5	N/A	RU
Commercial and Mixed-Use	C1-5	15.3	211/ (90,000 square feet)	C34
Senior Center	P11	3.3	N/A	RU
K-8 School Site	S	12.0	N/A	RU
Institutional Use	I	10.7	N/A	RU
Public Park	P10	12.0	N/A	RU
Private Parks	P 1-9 and within the Senior Citizen Neighborhood P-12 – 15	44.8 <u>5</u>	N/A	RU
Private Recreation	PR	2.0	N/A	C34
Biological Open Space	OS	402.7 <u>103.6</u>	N/A	RU
Common Areas and Agricultural Open Space	--	48.8 <u>20.2</u>	N/A	RU
Manufactured Slopes	--	75.2 <u>67.5</u>	N/A	RU
Roads	--	83.3	N/A	RU
Water Reclamation Facility	WR	2.4	N/A	RU
Recycling Facility/Trail Head/Staging Area	RF	0.6	N/A	C34
Detention Basins	DB	5.5 <u>9.4</u>	N/A	RU
<u>Wet weather storage</u>	<u>WWS</u>	<u>8.1</u>	<u>N/A</u>	<u>RU</u>
TOTALS		608	1,746	

D. Location and Regional Setting

The Lilac Hills Ranch community is approximately 608 acres, and is located a quarter mile from the Interstate 15 corridor in the unincorporated area of San Diego County with freeway access off the Interstate 15 at the Old Highway 395 Interchange as shown in **Figure 6 – Regional Location Map, – Aerial Photograph and 1-Mile Vicinity**. The Community is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center to the east, downtown Escondido to the south, and Interstate 15, Old Highway 395 and Bonsall to the west.

The Lilac Hills Ranch Community is located within the westernmost portion of the Valley Center Community Plan Area (VCCPA) although a small portion is within the Bonsall Community Plan Area (see **Figure 2 – Valley Center Context Map**). From the northwest Community corner, West Lilac Road serves as the northern Community boundary, while Circle R Drive is less than 1/2 mile south of the southern Community boundary. From the southwest Community corner, the western boundary of the Community runs along Shirey Road and extends to Standel Lane, which serves as the northwestern Community boundary. The Community is within Township 10 South, Range 3 West, Section 24, and Township 10 South, Range 2 West, Sections 19 and 30, on the USGS 7.5' Pala and Bonsall quadrangles.

The topography of the area consists of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest. Elevations across the Community range from 960 feet MSL at the highest to 590 feet MSL at the lowest. The drainage courses on the Community convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur in the Community. Wells occur across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. Several man-made agricultural ponds that store water for irrigation purposes occur within the Community area.

The surrounding area is characterized by its historical agricultural activities, and residential development on parcels of varying sizes, as shown on **Figure 3 - Vicinity Map and Surrounding Land Uses**. The residential developments near the site are located off West Lilac Road, Covey Lane, Rocking Horse Road, Old Highway 395, Mountain Ridge Road, Circle R Drive, and State Route 76 (SR-76). Typical architectural styles are Mission or Ranch style homes of one and two stories. Also close to the Community are small commercial and office buildings, an industrial rock manufacturing and concrete batch plant, and several RV Parks (All Seasons RV Park and Champagne Lakes).

E. Environmental Resources

1. Cultural Records

According to the records on file at the SCIC, there have been 18 sites and three isolates recorded within a one-mile radius of the Community. Five extant sites and 2 isolates have been found since 2007 during onsite surveys.

Of the 18 archaeological sites recorded off-site within a one-mile radius of the Community, 2 are historic and 16 are pre-contact Native American sites. Three-fourths of the pre-contact sites (12) included bedrock milling features, five of which had only bedrock milling features with no other cultural characteristics noted. Three of the sites included milling features and lithic artifacts. At one site, bedrock milling features were found with a stacked stone feature which was apparently a rock room. Stacked stone granaries were recorded at another site with milling features, lithic artifacts, and ceramics. One site record noted bedrock milling features and habitation debris and another site recorded milling features, lithics, ceramics, faunal material, a rock overhang, and a subsurface deposit. Of the pre-contact sites that lacked milling features, two were scatters of lithic artifacts, one included lithics and ceramics, and one was a rock shelter with no artifacts observed. There were two historic sites recorded. One consisted of a historic trash scatter and another consisted of a historic foundation with a trash scatter and non-native trees.

In general, the sites are recorded along drainages. Seven of the sites are recorded in Keys Canyon and several others are along an unnamed drainage that runs through the Community and eventually into Moosa Creek.

An additional 15 sites have been recorded within one-half mile of the areas where offsite improvements could be constructed. These sites consisted of several bedrock milling stations, a rock enclosure that was determined to be historic or recent, scatters of lithic materials and shell, and a complex of habitation sites. Of these, only one was recorded within the Area of Potential Effects from offsite roadway improvements (none within offsite sewer improvements). That site is an important habitation area in Moosa Canyon.

2. Water Resources

The Community is within the County Water Authority and is served by the Valley Center Municipal Water District. There is significant existing water infrastructure on and to the site. There are transmission lines to the site, numerous meters, and two water tanks on the 608-acre site. In addition, the existing property contains 10 working groundwater wells that are used to irrigate orchards and landscaping throughout the year. The Water Supply Assessment approved by the VCMWD confirmed that the ~~Community~~ Community's imported water use will use be equal

to or less than the imported water use after it is completed project implementation than was used by the 608 acres of property at the time of this application.

3. Climate

San Diego County is divided into a series of "plant climates" which are defined as areas "~~that~~in which specific plants, groups or associations are evident and will grow satisfactorily, assuming water and soil are favorable." (Gilbert 1970). Plant climates in San Diego County occur as a series of five trending linear zones, including the Maritime, Coastal, Transitional, Interior and Desert zones. These areas are influenced by factors including topography and proximity to the ocean and are generally gradational inland, with the Community located in the Transitional Zone (County 2004).

The Community is located within Sunset Zone 23, which has a rating of "high" and is one of the most favorable for growing subtropical plants and most favorable for growing avocados (County of San Diego, 2010). Climate conditions for the Community area are typical of a Mediterranean climate regime, with a wet winter rainy season followed by a hot, dry summer. Spring and fall months tend to be mild in temperature and variable in rainfall amounts. The average January low temperature for the area is approximately 40 F, and the average July high temperature is between 85 and 90. Average annual rainfall is 15 inches (Griner and Pryde; 1976).

4. Biological Resources

The Community is located within the draft proposed North County Multiple Species Conservation Plan (NCMSCP). The entire Community is outside of the proposed Pre-approved Mitigation Area (PAMA) that is used to guide the processing and design of the NCMSCP. The proposed PAMA is located to the north, northeast and to the west of the Community but does not encumber the Community boundary at any point.

The Community was surveyed by Recon. All surveys were negative. There are no Threatened or Endangered species located on the property. Most native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the Community. Vegetation communities and habitat types that are found in the Community area occur as a mosaic of native habitat patches and agricultural uses. A small amount of coastal sage scrub vegetation also occurs on site, in various sized disconnected patches. The largest patches of relatively undisturbed coastal sage scrub occur in the north and central part of the Community area with more disturbed patches located in the west-central and western parcel of the Community. A total of sixteen primary habitat types and vegetation communities were identified by the Community biological resources technical report. The largest areas of native habitat is southern mixed chaparral,

with southern coast live oak riparian woodland, southern willow riparian woodland, and southern willow scrub occurring within the drainages. The developed areas consist primarily of scattered rural residences with ornamental landscaping. Roughly 75% of the property is mapped as agriculture, developed, or disturbed.

5. Geology

Lilac Hills Ranch is located in the lower Peninsular Range Region of San Diego County, a subset of the greater Peninsular Ranges Geomorphic Province of California. This portion of the Peninsular Ranges is underlain by the intrusive southern California Batholith. This portion of San Diego County is made up of foothills that span elevations from 600 to 2000 feet above mean sea level (MSL).

Steep slopes are limited within the Community as shown on **Figure 64 - Existing Topography and RPO Steep Slopes**. Specifically, 99.7 percent of all proposed grading will not impact RPO Steep Slope land. The rolling hills are predominately composed of Tonalite of the Couser Canyon geologic formation with a minor amount of the Granodiorite of Indian Mountain exposed at the northern boundary of the project. The geologic units underlying the project are characterized by weathered and decomposed granitic rocks with a very minor amount of exposed outcrops of hard granitic boulder core stones. A relatively thin veneer of surficial units including artificial fill, topsoil, alluvium, and older alluvium cap the granitic rocks. Topsoil on the property is generally medium brown to reddish brown clayey to silty sands that are dry to slightly moist and loose to moderately dense. The site is suitable for development as proposed. No geologic hazards or other adverse conditions have been located on the site to date.

F. County Land Use Regulations

1. **Existing Land Use Element Regional Category:** The Community lies within the Bonsall and Valley Center Community Plan Areas as designated in the San Diego County General Plan and as shown on **Figure 6 - Existing Regional Land Use Categories**. The General Plan Land Use Element Regional Category for the Community in both plan areas is Semi-Rural. The Community includes 530 acres in the Valley Center Community Plan Area and 78 acres in the Bonsall Community Plan Area.
2. **Proposed Land Use Element Regional Category:** The General Plan Amendment proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Semi-Rural to Village (see **Figure 8 - Proposed Regional Land Use Categories**).
3. **Existing Community Plan Land Use Designations:** The 530 acres within the Valley Center Community Plan currently include two land use designations; Semi-Rural 10 (131 acres) and Semi-Rural 4 (399 acres). The 78 acres within the Bonsall Community Plan are entirely designated with the Semi-Rural 10 land use

designation as shown on Figure 9 - **Existing Community Plan Land Use Designations**.

4. **Proposed Community Plan Land Use Designations:** The Lilac Hills Ranch General Plan Amendment proposes to amend the Valley Center Community Plan map to change approximately 530 acres in the Semi-Rural SR-10 (1 unit per 10, or 20 gross acres, depending on slope) and Semi-Rural SR-4 (1 unit per 4, 8, or 16 gross acres, depending on slope) to Village Residential (2.9) and Village Core (C-5) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Valley Center Community Plan text describing the project.

The General Plan Amendment will also amend the Bonsall Community Plan map by changing approximately 78 acres from Semi-Rural SR-10 to Village Residential (2.9) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Bonsall Community Plan text describing the project.

The majority of the Community (582.2 acres) will be designated with the VR 2.9 designation which allows a theoretical maximum of 2.9 dwelling units per acre over the 582.2 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project that will be designated with the Village Core/Mixed-Use designation which, as the name suggests, allows a mix of commercial, residential, and mixed-use development within the Town Center. Two smaller Neighborhood Centers south of the Town Center will be designated with the C-5 designation. The Specific Plan will allow a maximum of 1,746 total dwelling units.

5. **Existing Zoning:** The 530 acres within the Valley Center Community Plan are zoned with the A70 "Limited Agriculture" Use Regulation. The 78 acres within the Bonsall Community Plan are zoned with the "Rural Residential" Use Regulation as shown on **Figure 11 - Existing Zoning**.
6. **Proposed Zoning:** To implement the proposed changes resulting from the proposed General Plan Amendments, the zoning replaces both the existing A70 Use Regulation and the RR Use Regulation with two new Use Regulations. Outside of the Town Center and two Neighborhood Centers all of the land is zoned with the Urban Residential Use Regulation (RU). The Town Center is proposed for the General Commercial-Residential Use Regulation (C34) as are the two Neighborhood Centers south of the Town Center (**Figure 12 - Proposed Zoning**).

G. Residential Yield Analysis (Existing Land Use Regulations)

1. **Land Use Designations:** The General Plan Update adopted by the Board of Supervisors in August 2011 includes a Land Use element in which there are standards for calculating the gross density allowed on all property with Slope

I. INTRODUCTION

Dependent land use designations. Yield on Semi-Rural land is calculated per Table LU-2 in the Land Use element. In this case, approximately 208.6 acres of the property is designated as Semi-Rural 10, which allows 1 du/10 gross acres on land with slopes under 25%, and 1 du/20 gross acres on land with slopes over 25%. Approximately 398.3 acres of the property is designated as Semi-Rural 4, which allows 1 du/4 gross acres on land with slopes of 0-25%, 1 du/8 gross acres on land with slopes of 25-50%, and 1 du/16 acres on land with slopes over 50%. The existing Land Use designations are shown on Figure 9 - **Existing Community Plan Land Use Designations**. Estimated yield of the existing General Plan is shown in Table 2.

2. **Existing Zoning:** The 530 acres within the Valley Center Community Plan is zoned with the A 70 “Limited Agriculture” Use Regulation with a minimum lot size of two acres. The 78 acres within the Bonsall Community Plan is zoned with the “Rural Residential” Use Regulation also with a minimum lot size of two acres as shown on **Figure 11 - Existing Zoning**. Maximum yield under zoning based on the minimum lots size is 266 two-acre lots in Valley Center and 38 two acre lots in Bonsall (a maximum of 304 two-acre lots total).

Table 2 - Residential Yield Analysis

Land Use	Acres	# of Units
SR-4		
0-25% slope	357.7	89
25-50%	37.0	4
50%+	3.6	0
SR-10		
0-25%	151.2	15
25%+	58.4	2
Total	607.9 acres	110 units

3. **Resource Protection Ordinance:** The Resource Protection Ordinance protects sensitive resources such as sensitive biological resource, sensitive cultural resources, flood plains, and steep slopes. Last amended in 2011 it now requires yield to be calculated as provided for in the Land Use Element. In this instance, yield would be as allowed in the table above.

H. Parcel Size Distribution in the Vicinity of Lilac Hills Ranch

Lilac Hills Ranch is located on the northwest margins of the Valley Center planning area ([Figure 2 \(Figure 2 – Valley Center Context – Community Plan Area Map\)](#)), and the northeastern margin of the Bonsall planning area. The Valley Center planning area has a

number of existing specific plans, as shown in **Figure 4 - Valley Center Generalized Specific Plans**, containing large scale urban development. However, Lilac Hills Ranch is unlike most of the other specific plans in Valley Center and Bonsall in that the Community is located a quarter-mile from the I-15 freeway and shows a great diversity of parcel sizes in an area with existing parcels ranging from half acre to 20-acre parcels. Lilac Hills Ranch has more in common with the land development trends along the I-15 corridor, such as Circle R, than with the land patterns of central Valley Center.

One Mile Radius: An analysis by Chicago Title, using Metro Scan software, shows the following distribution of lot sizes for the areas immediately adjacent to the 608-acre site as shown in **Figure 6** ~~Figure 6~~ – **Aerial Photograph & 1-Mile Vicinity.**

1. Nine percent (9%) of all lots within a 1-mile radius are less than 1-acre;
2. Eighteen percent (18%) of all lots within a 1-mile radius are less than 2-acres;
3. Fifty-four percent (54%) of all the lots within a 1-mile radius are less than 4-acres.
4. The area in Bonsall on the west side of I-15 was planned for 4 and 8 acre development under the former General Plan, and the areas east of I-15 were planned for 2 and 4-acre development for most of the past 33 years. With the General Plan Update the areas in Bonsall are now planned for 10 and 20-acre development and the areas east of I-15 in Valley Center are planned for 4, 8, and 16-acre development. Parcel size is a factor in describing existing 'community or neighborhood character'. The above documents that 81 percent of the existing lots within the one mile radius are well underover the intensity of development anticipated by the plan designations.

Five Mile Radius: An analysis by Chicago Title and Corelogic, using Metro Scan software, shows the following distribution of lot sizes as shown in **Figure 5** ~~Figure 5~~ – **Aerial Photograph & 5-Mile Vicinity.**

1. Thirty-two percent (32%) of all residential development within a 5-mile radius of the Community are classified as Multi-family, timeshares or mobile home developments which can all classified as small scaled, urban, sewer served developments, and;
2. Fifty-nine percent (59%) of all single family development in this area is on lots smaller than the current minimum two-acre lot size identified in the General Plan, which means that only;
3. Forty-one percent (41%) of all residential lots in this 5 mile area are 2 acres or greater.
4. Parcel size is a factor in describing existing 'community character'. The above documents a robust diversity of parcel sizes for an area that has, for the most part, had a 2 and 4-acre minimum parcel size for the past 33 years.

I. INTRODUCTION

I. Planning History

Accretive Investments, Inc. submitted an application for a Plan Amendment Authorization (PAA) request on November 2, 2009 under the Board Policy I-63 in existence at that time. The San Diego County Planning Commission initiated the PAA to proceed on December 17, 2010 and authorized the processing of the General Plan Amendment by a vote of 4-2-1.

J. Relationship to General Plan

The San Diego County General Plan, the Valley Center Community Plan, and the Bonsall Community Plan provide the overall planning policy framework for the Lilac Hills Ranch Specific Plan. Section V of this Specific Plan text and Chapter 4 of the General Plan Amendment Report and Appendix A provides detailed analysis regarding how and why this Specific Plan is consistent with the goals and policies of the County General Plan. The Lilac Hills Ranch Specific Plan is intended to further implement the policies of these documents as set forth in the standards and guidelines provided herein.

K. Development Approvals Needed

The development application consists of the following land use applications;

1. General Plan Amendment to the Land Use Element for changes to: Regional Land Use Map, Valley Center and Bonsall Community Plans (texts and maps), and the Mobility Element road classification of West Lilac Road which forms the Community's northern boundary;
2. Specific Plan;
3. Rezone;
4. Two Tentative Maps;
5. A Major Use Permit for the Water Reclamation Facility;
6. A Site Plan for "D" and "V" Special Area Regulations;
7. A Site Plan for private parks;
8. [Encroachment permit.](#)

The GPA proposes to amend the Regional Land Use Map by replacing the Semi-Rural Category with the Village Category.

The GPA also proposes to amend the Valley Center Community Plan Map by replacing the existing Semi-Rural (SR-4) and (SR-10) designation with the Village Core/Mixed-Use (C-5) designation, and the balance with the Village Residential (VR 2.9) designation. The Plan Amendment also proposes to amend the Valley Center Community Plan text to incorporate this Project.

Approximately 78 acres in the northwest corner of the proposed specific plan is within the Bonsall Community Plan area. The GPA proposes to amend the Bonsall Community Plan Map by replacing the existing Semi-Rural (SR-10) designation with the Village Residential (VR 2.9) Designation. The Specific Plan also proposes to amend the Bonsall Community Plan text to incorporate this Project.

This Specific Plan (text and map) provides a detailed discussion regarding the proposed uses, their location, density, and intensity of uses and the infrastructure necessary to support the proposed uses. It also discusses the phasing and implementation of the Community.

The Rezone implements the uses authorized by the new General Plan designations, and also provides the additional detail necessary to implement the specific uses detailed in the Specific Plan text.

A Master Tentative Map (TM5571) would subdivide the entire Community creating [4925](#) parcels within the 608-acre project site and identify locations of a roadway system and utility improvements to service the proposed lots. The Master Tentative Map includes a master grading plan, which identifies rough grading quantities and drainage facilities that would serve the entire Community.

The Implementing Tentative Map for Phase 1 subdivides the northwestern 121.[65](#) acres of the Community into [350352](#) single-family residential lots, along with common area lots for HOA open space, parks, and biological open space lots. The grading plans for the Implementing Tentative Map depict the preliminary grading for Phase 1. A Site Plan is required to be processed concurrently with this Tentative Map per the "V" setback regulator and the "D" Special Area regulator included in the zoning.. The purpose of the Site Plan is to implement the design standards required by the Single Family Development Standards discussed in detail in Section III - Development Standards and Regulations.

The Major Use Permit (MUP12-005) is for the onsite Water Reclamation Facility (WRF). The total area of the proposed WRF would be approximately 2.4 acres- [which is located in the southwest section of the developed area of the Community.](#) The Major Use Permit includes detailed exterior building elevations and landscape plans to demonstrate that the facility will meet the design standards of the Valley Center Design Review Guidelines. The WRF would include four separate structures: a treatment process area, effluent storage, chlorine contact facility, and a control and equipment building. The structures would be a maximum of 35 feet in height. The recycled water infrastructure would consist of a conveyance pump station, a transmission pipeline, a possible recycled water storage tank, and recycled water distribution pipelines. Screening trees and shrubs are proposed around the perimeter of both facilities.

I. INTRODUCTION

Two existing Biological Open Space Easements on the property totaling 3.64 acres are shown on the Master Tentative Map and will be vacated with the recordation of the Phase 2 and 3 Final Maps.

Figure 1 - Regional Location Map

Figure 2 - Valley Center Context Map

Figure 3 - Vicinity Map and Surrounding Land Uses

Figure 4 - Valley Center Generalized Specific Plans

Figure 5 - Aerial Photograph & 5-Mile Vicinity

Figure 6 - Aerial Photograph & 1-Mile Vicinity

Figure 7 - Existing Regional Land Use Categories

Figure 8 - Proposed Regional Land Use Categories

Figure 9 - Existing Community Plan Land Use Designations

Figure 10 - Proposed Community Plan Land Use Designations

Figure 11 - Existing Zoning

Figure 12 - Proposed Zoning



II. SPECIFIC PLAN SUMMARY- FPO

- A. Specific Plan Goals and Policies
- B. Land Use Plan
- C. Open Space and Recreation Plan
- D. Circulation Plan
- E. Fire Protection Plan
- F. Infrastructure/Public Facilities Plan
- G. LEED-ND Plan

II. SPECIFIC PLAN SUMMARY

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II. SPECIFIC PLAN SUMMARY

Lilac Hills Ranch is a mixed-use pedestrian oriented sustainable Community which includes extensive areas for parks, trails, agriculture, and open space and is designed to meet the ~~LEED-ND program or an equivalent~~County Community Development Model which ~~are~~is discussed later in this chapter in Section G. Sustainable Community Design. The overall objective is to provide an environmentally sensitive, new village compatible with the character of the surrounding area while preserving significant portions of the existing on-site biological resources, including 95% percent of the RPO wetlands in open space easements.

The Specific Plan provides for community-serving land uses in both the RU and C-34 zones that include a K-8 school site, several neighborhood parks available for use by the general public and some private parks in the senior gated neighborhood, a private recreational center, and other recreational amenities, a 50-Room Country inn ~~planned for 50 units~~, an Information Center, a Community/Civic Center and 90,000 square feet of commercial, office and retail space.

The Community's residential component includes 1,371 traditional single-family detached homes of which 468 are located within the age-restricted Senior Citizen Neighborhood with the necessary facilities and amenities to serve the senior population (including a senior Community center, a Group Residential and Group Care facility expected to include a dementia care unit). To provide a range of housing types the Community will also include 164

Single Family Attached as well as the 211 residential units included with the commercial mixed-use area.

All of the residential lots are within one-half mile of either the Town Center or one of the two smaller Neighborhood Centers as illustrated on the Village Concept Plan provided as **Figure 13**~~Figure 13~~ - **Multi-Modal Concept Plan**. This compact form of development will locate housing close to retail, services, schools, and jobs, allowing for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community.

The circulation system provides a variety of routes through the Community including meandering sidewalks often separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, and other pedestrian amenities. Borrowing from the recent *Complete Streets Report* by SANDAG, the circulation system has been specifically designed to maximize the use of pedestrian and bicycle transportation within the Community. The pedestrian circulation system includes both standard sidewalks and an extensive soft surface trail system for public use that connects to the County's Public Regional Trail System at the north and south ends of the property and provides links throughout the Community. All neighborhoods are interconnected through a Community trail system which will provide residents with a walkable alternative within a convenient distance from every home.

Also planned within the Community are: a recycling facility, a Water Reclamation Facility, and other supporting infrastructure. There will be ~~402.7~~103.6 acres of sensitive biological/wetland habitat preserved onsite. An additional amount of agriculture, outside of the biological open space, will also be conserved throughout the community. Additional off-site open space will be required to mitigate impacts on site. There are 1,746 dwelling units authorized by the specific plan which averages to an overall gross density of 2.9 dwelling units per acre (du/ac) over the Community.

A. Specific Plan Goals and Policies

1. Community Design and Operation Goal

Ensure the orderly and sensitive development of land uses within Lilac Hills Ranch Specific Plan to safeguard and enhance the appearance, quality, and value of development in the Valley Center and Bonsall Community Planning Areas.

2. Community Design and Operation Policies

Limit development to those uses permitted by and in accordance with development standards contained in the County of San Diego Zoning Ordinance, the County General Plan, the Lilac Hills Ranch Specific Plan and future detailed approvals and permits for the property. The Lilac Hills Ranch Specific Plan is intended to further implement the policies and development standards set forth in the County General Plan, and the Valley Center and Bonsall Community Plans provided however, in cases where there are discrepancies or conflicts between

II. SPECIFIC PLAN SUMMARY

the Lilac Hills Ranch Specific Plan and the County's development regulations or zoning standards, the provisions of the Lilac Hills Ranch Specific Plan shall prevail.

Require Site Plan approval for mixed-use and commercial structures in the Town Center and Neighborhood Centers (pursuant to the "B" and "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family attached residential structures in the Town Center and Neighborhood Centers (pursuant to the "V" setback regulator and the "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family detached development within the Specific Plan (pursuant to the "D", Special Area Designator) to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Design and develop parks and common areas to establish a Community theme providing consistency among various residential and non-residential neighborhoods or planning areas.

Design and develop an architectural palate to establish a Community theme and character reminiscent of the diverse architecture present in many early California villages and towns.

Maintain Community elements such as Community entries, parks, and parkway landscaping as set forth in this Specific Plan.

3. Specific Plan Goals

Create a mixed-use pedestrian oriented sustainable Community for an area on the outer boundaries of the Bonsall and Valley Center community planning areas. This new Village will augment the several other large scale projects adjacent to this section of I-15 between Escondido and Fallbrook by introducing new mixed-use pedestrian oriented land uses with a variety of housing types and create employment, retail and service opportunities that are not currently present. This will result in reducing vehicle miles traveled by existing as well as future residents and their service providers. Overall, the specific plan seeks to balance population

and housing needs with open space, agricultural land use, and the development of infrastructure for the Community.

4. Specific Plan Policies

- a) Provide an appropriately scaled rural village where one does not currently exist to provide social, public service and commercial opportunities to both new and existing residents.

Provide a range of housing and lifestyle opportunities in a compact, efficient manner that encourages non-automotive mobility, and that provides public services and facilities in close proximity to such housing.

- b) Provide a variety of recreational opportunities including active and passive parks with trails that connect the residential neighborhoods to the Town Center and regional trails.
- c) Integrate, maintain, and preserve the major physical features into the Community design, including major drainages, woodlands as described in this Specific Plan.
- d) Preserve sensitive natural resources on-site and enhance connectivity to designated preserve areas.
- e) Provide for a compact pattern of development that meets the demand for housing in the region, consistent with the general character of the adjacent I-15 corridor.
- f) Provide life-cycle housing within the Community through the inclusion of a variety of housing types for all age groups.
- g) Provide an expanded opportunity for home ownership by increasing the housing supply across a range of household budgets and incomes.
- h) Incorporate and encourage low-impact development and sustainable practices throughout the entire Specific Plan area, including future commercial development, residential common areas, and individual homes.
- i) Provide a location for recycling and green waste collection in order to facilitate and encourage recycling and the possible use of compost materials within common and agricultural areas.
- j) Provide educational, recreational and neighborhood retail opportunities in close proximity to residential uses, accessible by roads, bike lanes, and trails.
- k) Coordinate the provision of utilities, facilities, and infrastructure and ensure availability concurrent with need.
- l) Create neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes or paths, and walkways linking these neighborhoods with parks, schools, and public areas.

II. SPECIFIC PLAN SUMMARY

m) All discretionary permits implementing this Specific Plan are required to comply the applicable sections of the Resource Protection Ordinance, including the standards relating to steep slopes.

5. Sustainable Community Goals

*".. sustainability is a key theme of this General Plan and is inextricably related to a number of General Plan elements, as well as land use topics."
Per County of San Diego Land Use Element page 3-24*

Ensure the development of the Community based on sustainable development principles, including the sustainability Goals and Policies of the County General Plan resulting in a compact, vibrant, walkable, mixed-use community where residents are encouraged to walk to amenities and services. The sustainable building design concepts which are a featured component of this Specific Plan ensures less energy and imported water is consumed within the Community, further reduces impacts on the environment and provides better indoor air quality when compared to traditional development. When integrated, these objectives create a neighborhood with a high quality of life and healthy inhabitants.

6. Sustainable Community Policies

- a) Promote the best management practices for water conservation as approved by the Valley Center Municipal Water District, to minimize the use of imported water. Low flow water fixtures, dual flush toilets and other efficient plumbing systems will be encouraged.
- b) The best management practices for waste management strategies shall be applied. An on-site Recycling Facility (RF) will be included if feasible. The RF will allow the collection and recycling of trash with the potential of green waste to be reused throughout proposed common areas and by homeowners as well as the purchase of recyclables back from residents. This will reduce materials that would otherwise be deposited into area landfills. It will provide mulch for gardens and landscaping that will help conserve water and improve water quality by limiting the need for fertilizers.
- c) Develop an extensive trail system available for use by the general public connecting all of the neighborhoods and ensuring a walkable Community to help minimize vehicular use and encourage interaction with the natural environment. More compact development reduces the energy needed for transportation and building use. The project will implement the use of existing Green Building standards adopted by the County. Builders will be required to offer Homeowners the option to use energy efficiency lighting fixtures that consume fewer natural resources, and Energy Star and water efficient appliances.
- d) Encourage the use of feasible best management practices to maintain the current level of water runoff (discharge) leaving the site close to pre-

development levels. This may include the use of inlet filters, rain barrels for single family homes, and appropriately sized detention basins such that there is no effect on downstream drainage facilities, both natural and made.

7. Open Space/Conservation Goal

Conserve significant biological, cultural, paleontological, flood plain, and visual resources as shown in this Specific Plan.

8. Open Space/Conservation Policies

- a) Conserve environmentally sensitive areas within the Lilac Hills Ranch planning area requiring protection and/or management as shown in this Specific Plan. The Community Home Owners Association will be responsible for the necessary maintenance of open space areas.
- b) Conserve the identified environmentally sensitive areas in on-site open space lots and with easements to ensure their permanent conservation. Construction and grading shall not be allowed to occur in dedicated open space areas. Fuel modification and drainage for pads, slopes, and roads (as shown on an approved tentative map) shall be restricted as provided in the easement dedication or conservation agreement.

Limit disturbance and development to only those areas shown on this Specific Plan or areas off-site needed for grading, roads, utilities or infrastructure.

II. SPECIFIC PLAN SUMMARY

- c) Precisely mark open space and other sensitive areas using GIS coordinates with at least 6 inches of accuracy to assure that grading does not result in any un-permitted impacts to the dedicated open space and open space buffer areas.
- d) Limit adverse edge effects to dedicated biological open space by providing buffers, as shown in this Specific Plan.
- e) Establish connections for on-site resources to integrate into a larger regional system as provided in this Specific Plan.
- f) Maintain and/or convey urban runoff to avoid adverse impacts to open space areas.

9. Circulation Goals

Provide a safe and efficient circulation system that supports the planned development, links to regional transportation elements when appropriate, and minimizes impacts to residential neighborhoods and environmentally sensitive areas.

10. Circulation Policies

- a) Organize land uses to provide convenient and safe vehicular and pedestrian circulation throughout the Specific Plan area.
- b) Create an integrated circulation system that serves the Community residents and provides access between Community features and facilities while adhering to the overall pedestrian oriented Community character.
- c) Construct private on-site roads that adhere to the Community character while improving the existing roadway network by providing access points (that may be controlled limited access points) that will increase alternative routes to the existing roadway network during emergencies.
- d) Design, finance, and construct circulation improvements to support planned development of the Community concurrent with need.
- e) Complete traffic signal warrants and contribute a fair share of the cost for off-site intersection improvements, or construct street improvements, based on the Community's contribution of traffic.
- f) Include alternative modes of circulation, such as transit, bikeways and pedestrian paths and trails, in the Lilac Hills Ranch Specific Plan.
- g) Connect a trail network to existing and proposed regionally designated trails in the surrounding area.
- h) Align trails on existing paths, trails, roads, utility easements and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

11. Services and Facilities Goal

Provide services and facilities in the Lilac Hills Ranch in a timely and efficient manner, concurrent with need.

12. Services and Facilities Policies

- a) Permit patterns of development that will allow growth to proceed in rational increments.
- b) Phase construction with the provision of necessary water and sewer improvements.
- c) Equitably finance necessary services and facilities.

B. Land Use Plan

The Lilac Hills Ranch Specific Plan is guided by respect for natural landforms and preservation of natural resources. Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas, which allows most of the development to be concentrated around the Town Center and two Neighborhood Centers, in areas substantially free of sensitive biological resources. Less than 1.6 acres of RPO defined steep slopes are disturbed. This contributes to a walkable pattern of development and preserves sensitive biological resources. The major drainage (wetlands) features of the site will be placed into open space easements with each phase of development and every effort has been made to avoid, or minimize impacts to them. The land use plan has been designed so that in all but one case the major drainages have no more than one crossing.

This land use plan focuses development on gently sloping areas that were mostly disturbed by prior agricultural activities or development. Significant landforms and the most sensitive biological resources are preserved. This land use plan is discussed in the following sections.

1. Land Use Distribution

a. Phasing

The Lilac Hills Ranch Specific Plan Map (**Figure 14 -Specific Plan Map**) shows the Community divided into 46 Planning Areas (excluding areas designated for open space, roads, common areas, slopes, etc.) with 18 types of land uses ranging from Single Family Detached to Manufactured Slopes. The Phasing Map (**Figure 15 - Phasing Plan**) shows how the Community has been divided into five phases with Phase 1 at the north and Phase 5 in the southeast corner of the Community. **Table 3 - Land Use Summary by Phase** provides a detailed breakdown by Phase, for each of the land use types, including acreage numbers and, where appropriate, number of dwelling units. (Non-sequential phasing is permitted as described in Section IV.)

PHASE 1				
AREA	LAND USE	ACRES	DU'S	
SFD1	SINGLE FAMILY DETACHED	31.8	175	
SFD2	SINGLE FAMILY DETACHED	15.8	85	
SFD3	SINGLE FAMILY DETACHED	15.0	90	
P1	PARK - HOA	1.6	N/A	
P2	PARK - HOA	0.5	N/A	
P3	PARK - HOA	0.3	N/A	
P4	PARK - HOA	0.3	N/A	
P5	PARK - HOA	0.2	N/A	
P6	PARK - HOA	0.1	N/A	
P7	PARK - HOA	0.2	N/A	
OS1	BIOLOGICAL OPEN SPACE	1.4	N/A	
OS2	BIOLOGICAL OPEN SPACE	3.2	N/A	
OS3	BIOLOGICAL OPEN SPACE	1.3	N/A	
OS4 (POR.)	BIOLOGICAL OPEN SPACE	0.2	N/A	
OS5 (POR.)	BIOLOGICAL OPEN SPACE	0.0	N/A	
OS6 (POR.)	BIOLOGICAL OPEN SPACE	7.0	N/A	
	NON-CIRCULATING ROAD	13.7	N/A	
	CIRCULATING ROAD	7.7	N/A	
	COMMON AREAS/AG	6.3	N/A	
	MANUFACTURED SLOPES	15.0	N/A	
SUBTOTAL		121.6	350	

PHASE 2				
AREA	LAND USE	ACRES	DU'S	
SFD4	SINGLE FAMILY DETACHED	18.3	196	
SFA1	SINGLE FAMILY ATTACHED	3.0	47	
SFA2	SINGLE FAMILY ATTACHED	0.6	12	
C1	COMMERCIAL/MIXED USE	10.1	121	
C2	COMMERCIAL/MIXED USE	2.3	46	
C3	COMMERCIAL/MIXED USE	2.0	44	
RF	RF/TRAILHEAD	0.6	N/A	
P8	PARK - HOA	2.0	N/A	
P9	PARK - HOA	0.8	N/A	
OS4 (POR.)	BIOLOGICAL OPEN SPACE	0.4	N/A	
OS5 (POR.)	BIOLOGICAL OPEN SPACE	0.1	N/A	
OS6 (POR.)	BIOLOGICAL OPEN SPACE	1.5	N/A	
OS7 (POR.)	BIOLOGICAL OPEN SPACE	8.1	N/A	
OS9 (POR.)	BIOLOGICAL OPEN SPACE	2.4	N/A	
	NON-CIRCULATING ROAD	8.0	N/A	
	CIRCULATING ROAD	13.6	N/A	
	COMMON AREAS/AG	0.5	N/A	
	MANUFACTURED SLOPES	10.8	N/A	
SUBTOTAL		85.1	466	
SPECIALTY COMMERCIAL		55,000	sq. ft.	
OFFICE		25,000	sq. ft.	
COUNTRY INN		50	units	

PHASE 3				
AREA	LAND USE	ACRES	DU'S	
SFD5	SINGLE FAMILY DETACHED	16.1	95	
SFD6	SINGLE FAMILY DETACHED	51.0	242	
SFD7	SINGLE FAMILY DETACHED	5.0	10	
SFD8	SINGLE FAMILY DETACHED	12.4	10	
SFA3	SINGLE FAMILY ATTACHED	4.3	105	
C4	COMMERCIAL/MIXED USE	0.5	0	
WR	WATER RECLAMATION	2.4	N/A	
DB	DETENTION BASIN	4.5	N/A	
S	SCHOOL	12.0	N/A	
PR	PRIVATE RECREATION	2.0	N/A	
P10	PARK - DEDICATED TO COUNT	12.0	N/A	
OS7 (POR.)	BIOLOGICAL OPEN SPACE	1.0	N/A	
OS8	BIOLOGICAL OPEN SPACE	43.9	N/A	
OS9 (POR.)	BIOLOGICAL OPEN SPACE	1.2	N/A	
OS10	BIOLOGICAL OPEN SPACE	4.6	N/A	
	NON-CIRCULATING ROAD	8.2	N/A	
	CIRCULATING ROAD	8.7	N/A	
	COMMON AREAS/AG	1.0	N/A	
	MANUFACTURED SLOPES	35.0	N/A	
SUBTOTAL		225.8	462	
PRIVATE RECREATION CENTER		40,000	sq. ft.	
SPECIALTY COMMERCIAL		4,000	sq. ft.	
OFFICE		3,500	sq. ft.	

PHASE 4				
AREA	LAND USE	ACRES	DU'S	
SFS1	SINGLE FAMILY - SENIOR	12.1	81	
SFS2	SINGLE FAMILY - SENIOR	17.8	90	
GR	GROUP RESIDENTIAL/CARE	6.5	N/A	
DB	DETENTION BASIN	0.4	N/A	
P11	Park - HOA SENIOR CENTER	3.3	N/A	
P12	PARK - HOA	0.4	N/A	
OS11 (POR.)	BIOLOGICAL OPEN SPACE	4.1	N/A	
OS12 (POR.)	BIOLOGICAL OPEN SPACE	3.2	N/A	
	NON-CIRCULATING ROAD	2.8	N/A	
	CIRCULATING ROAD	3.0	N/A	
	COMMON AREAS/AG	1.3	N/A	
	MANUFACTURED SLOPES	5.4	N/A	
SUBTOTAL		60.3	171	
GROUP RESIDENTIAL/CARE		200	units	

PHASE 5				
AREA	LAND USE	ACRES	DU'S	
SFS3	SINGLE FAMILY - SENIOR	10.6	72	
SFS4	SINGLE FAMILY - SENIOR	6.9	38	
SFS5	SINGLE FAMILY - SENIOR	17.2	128	
SFS6	SINGLE FAMILY - SENIOR	11.4	59	
C5	COMMERCIAL/MIXED USE	0.4	0	
I	INSTITUTIONAL	10.7	N/A	
DB	DETENTION BASIN	0.6	N/A	
P13	PARK - HOA	0.1	N/A	
P14	PARK - HOA	1.0	N/A	
P15	PARK - HOA	1.0	N/A	
OS11 (POR.)	BIOLOGICAL OPEN SPACE	1.0	N/A	
OS12 (POR.)	BIOLOGICAL OPEN SPACE	0.9	N/A	
OS13	BIOLOGICAL OPEN SPACE	10.7	N/A	
OS14	BIOLOGICAL OPEN SPACE	6.5	N/A	

II. SPECIFIC PLAN SUMMARY

PHASE 1			
AREA	LAND USE	ACRES	DU'S
SFD1	SINGLE FAMILY DETACHED	31.8	176
SFD2	SINGLE FAMILY DETACHED	15.8	86
SFD3	SINGLE FAMILY DETACHED	15.0	90
P1	PARK - HOA	1.6	N/A
P2	PARK - HOA	0.5	N/A
P3	PARK - HOA	0.3	N/A
P4	PARK - HOA	0.3	N/A
P5	PARK - HOA	0.2	N/A
P6	PARK - HOA	0.1	N/A
P7	PARK - HOA	0.2	N/A
OS1	BIOLOGICAL OPEN SPACE	1.4	N/A
OS2	BIOLOGICAL OPEN SPACE	3.2	N/A
OS3	BIOLOGICAL OPEN SPACE	1.3	N/A
OS4	BIOLOGICAL OPEN SPACE	0.7	N/A
OS5	BIOLOGICAL OPEN SPACE	0.1	N/A
OS6	BIOLOGICAL OPEN SPACE	8.4	N/A
	NON-CIRCULATING ROAD	13.7	N/A
	CIRCULATING ROAD	7.7	N/A
	COMMON AREAS/AG	6.1	N/A
	MANUFACTURED SLOPES	13.1	N/A
SUBTOTAL		121.5	352

PHASE 2			
AREA	LAND USE	ACRES	DU'S
SFD4	SINGLE FAMILY DETACHED	18.3	196
SFA1	SINGLE FAMILY ATTACHED	3.0	47
SFA2	SINGLE FAMILY ATTACHED	0.6	12
C1	COMMERCIAL/MIXED USE	10.1	121
C2	COMMERCIAL/MIXED USE	2.3	46
C3	COMMERCIAL/MIXED USE	2.0	44
RF	RF/TRAILHEAD	0.6	N/A
P8	PARK - HOA	2.0	N/A
P9	PARK - HOA	0.8	N/A
OS7	BIOLOGICAL OPEN SPACE	9.0	N/A
OS9	BIOLOGICAL OPEN SPACE	3.6	N/A
	NON-CIRCULATING ROAD	8.0	N/A
	CIRCULATING ROAD	13.6	N/A
	COMMON AREAS/AG	0.8	N/A
	MANUFACTURED SLOPES	14.9	N/A
SUBTOTAL		89.6	466

PHASE 3			
AREA	LAND USE	ACRES	DU'S
SFD5	SINGLE FAMILY DETACHED	16.1	95
SFD6	SINGLE FAMILY DETACHED	51.0	242
SFD7	SINGLE FAMILY DETACHED	5.0	10
SFD8	SINGLE FAMILY DETACHED	5.8	8
SFA3	SINGLE FAMILY ATTACHED	4.3	105
C4	COMMERCIAL/MIXED USE	0.5	0
WR	WATER RECLAMATION	2.4	N/A
DB	DETENTION BASIN	6.6	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
PR	PRIVATE RECREATION	2.0	N/A
P10	PARK - DEDICATED TO COUNTY	12.0	N/A
OS8	BIOLOGICAL OPEN SPACE	44.2	N/A
OS10	BIOLOGICAL OPEN SPACE	4.8	N/A
	NON-CIRCULATING ROAD	8.2	N/A
	CIRCULATING ROAD	8.7	N/A
	COMMON AREAS/AG	3.3	N/A
	MANUFACTURED SLOPES	28.0	N/A
SUBTOTAL		223.0	460

PHASE 2	SPECIALTY COMMERCIAL	55,000	sq. ft.
	OFFICE	25,000	sq. ft.
	COUNTRY INN	50	units

PHASE 3	PRIVATE RECREATION CENTER	40,000	sq. ft.
	SPECIALTY COMMERCIAL	4,000	sq. ft.
	OFFICE	3,500	sq. ft.

PHASE 4	GROUP RESIDENTIAL/CARE	200	units
PHASE 5	SPECIALTY COMMERCIAL	2,500	sq. ft.

PHASE 4			
AREA	LAND USE	ACRES	DU'S
SFS1	SINGLE FAMILY - SENIOR	12.1	81
SFS2	SINGLE FAMILY - SENIOR	17.8	90
GR	GROUP RESIDENTIAL/CARE	6.5	N/A
DB	DETENTION BASIN	1.0	N/A
P11	Park - HOA SENIOR CENTER	3.3	N/A
P12	PARK - HOA	0.4	N/A
OS11	BIOLOGICAL OPEN SPACE	5.3	N/A
OS12	BIOLOGICAL OPEN SPACE	4.3	N/A
	NON-CIRCULATING ROAD	2.8	N/A
	CIRCULATING ROAD	3.0	N/A
	COMMON AREAS/AG	1.3	N/A
	MANUFACTURED SLOPES	3.7	N/A
SUBTOTAL		61.5	171

PHASE 5			
AREA	LAND USE	ACRES	DU'S
SFS3	SINGLE FAMILY - SENIOR	10.6	72
SFS4	SINGLE FAMILY - SENIOR	6.9	38
SFS5	SINGLE FAMILY - SENIOR	16.0	128
SFS6	SINGLE FAMILY - SENIOR	12.5	59
C5	COMMERICAL/MIXED USE	0.4	0
I	INSTITUTIONAL	10.7	N/A
DB	DETENTION BASIN	1.8	N/A
P13	PARK - HOA	0.1	N/A
P14	PARK - HOA	1.0	N/A
P15	PARK - HOA	1.0	N/A
OS13	BIOLOGICAL OPEN SPACE	10.8	N/A
OS14	BIOLOGICAL OPEN SPACE	6.5	N/A
	NON-CIRCULATING ROAD	13.0	N/A
	CIRCULATING ROAD	4.6	N/A
	COMMON AREAS/AG	8.7	N/A
	MANUFACTURED SLOPES	7.8	N/A
SUBTOTAL		112.4	297

OVERALL			
AREA	LAND USE	ACRES	DU'S
SFD	SINGLE FAMILY DETACHED	158.8	903
SFS	SINGLE FAMILY - SENIOR	75.9	468
SFA	SINGLE FAMILY ATTACHED	7.9	164
C	COMMERCIAL/MIXED USE	15.3	211
WRF	WATER RECLAMATION	2.4	N/A
RF	RECYCLE FACIL/TRAIL HEAD	0.6	N/A
DB	DETENTION BASIN	9.4	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
PR	PRIVATE RECREATION	2.0	N/A
GR	GROUP RESIDENTIAL/CARE	6.5	N/A
I	INSTITUTIONAL	10.7	N/A
P	PARK - HOA	11.8	N/A
P	PARK - DEDICATED TO COUNTY	12.0	N/A
OS	BIOLOGICAL OPEN SPACE	103.6	N/A
	NON-CIRCULATING ROAD	45.70	N/A
	CIRCULATING ROAD	37.6	N/A
	COMMON AREAS/AG	20.2	N/A
	MANUFACTURED SLOPES	67.5	N/A
TOTAL		608	1746

EXISTING DWELLING UNITS TO REMAIN

128-280-27	9151 W. Lilac Rd.
128-290-07	9153 W. Lilac Rd.
128-440-02	32444 Birdsong Dr
128-290-74	32236 Shirey Rd.
128-280-42	9007 West Lilac Road
128-290-69	9419 West Lilac Road
128-440-14	9553 Lilac Walk
128-440-06	9383 West Lilac Road
128-280-37	9307 West Lilac Road
128-440-05	9381 West Lilac Road
128-440-22	9435 West Lilac Road
128-280-10	9167 West Lilac Road
127-072-38	8709 West Lilac Road
128-290-09	9431 West Lilac Road
129-010-68	9883 West Lilac Road
129-300-09	00000 Rodriguez Road

II. SPECIFIC PLAN SUMMARY

Phase 1 is a residential phase consisting of 121.65 acres located immediately south of West Lilac Road. This Phase provides a maximum of 350352 single family detached homes, seven six parks (3.21.29 net acres) and will include frontage improvements to West Lilac Road, a Mobility Element public road (~~Figure 16~~ **Figure 16 – Proposed Mobility Element Plan**). Phase 2 includes both a single family detached residential area and the Town Center area of the Community and is a total of 85.489.6 acres. The single family detached area consists of 21.1 acres and includes 196 single family detached homes. The Town Center area is approximately 18.6 acres in size and includes mixed-use residential development (270 units), along with a maximum of 80,000 square feet of usable Commercial/Mixed-Use building areas. Additional uses include: the Community Recycling Facility which is co-located with the Community Trailhead site, two parks, three areas of biological open space, and the middle segment of Main Street.

Phase 3 includes the central single family detached residential areas located on 84.5223.0 acres and includes 357460 single family detached homes and a Neighborhood Center that includes a single family attached area located on 4.30.5 acres with 105 units. The Commercial/Mixed-Use area is located on approximately one-half acre and will provide 7,500 square feet of usable commercial building area. In both cases, the residential structures will be allowed to be developed as either Mixed-Use or as Single Family Attached per the standards included in Section III-Development Standards. These types of residential development are typically two stories with densities of approximately 20 du/acre or more. This Phase also includes a number of Community Facilities including: the Community's main public park (12 net acres) located adjacent to the K-8 School site (12 acres). Immediately to the west of the school and park is a large detention basin (4.56.6 acres) that will also be used for recreational uses in conjunction with sports events held at the Public Community Park when appropriate. Finally, this phase includes the site for the on-site Water Reclamation Facility (2.4 acres), biological open space (50.749.0 acres), and a private road system designed to meet ~~all the~~ traffic needs.

of the project. Together Phases 4 and 5 comprise the Community's Senior Citizen Neighborhood which will include 468 age restricted single family detached homes.

Phase 4 includes a primary gated entry on the south side of the intersection of Lilac Hills Ranch Road and Covey Lane. This phase includes 171 single family detached homes on 60.329.9 acres, a Park that includes a Senior Center on a 3.3-acre lot, and a Group Residential/Group Care Facility on 6.5 acres. In addition, this phase includes a 0.4-acre park, a small detention basin (1.0.4 acres) and biological open space areas (7.39.6 acres).

Phase 5 also includes a gated entry at the southern end of Lilac Hills Ranch Road as it exits the Community and merges with Mountain Ridge Road. This phase includes 297 single family detached homes on 46.40 acres, an Institutional

area (10.7 acres) that could be used for a religious or other similar type of facility, three small parks (2.1 acres), a small detention basin (~~0-61.8~~ acres) and two biological open space areas (~~46-517.3~~ acres). The Institutional Site provides an opportunity for a facility of the size and scale shown in **Figure 121**~~Figure 119 – Church Site – Institutional~~ **Concept Plan & Elevation**, located in Section III.

2. Town Center

The 18.6 acre Town Center (see **Figure 72**~~Figure 72 – Town Center Concept Plan~~) is located in the southern portion of Phase 2, is designated as Village Core/Mixed-Use C-5 on the Valley Center Community Plan and zoned with the C34 General Commercial/Residential Use Regulation. It is served by Main Street that has the potential to be split into a couplet (two parallel one way, one-lane streets that will be named Main Street North and Main Street South) that allow through traffic to pass through the site on the way to and from the I-15 freeway; and also encourages local residents to drive at slower speeds and take advantage of the services available in the Town Center.

The Town Center will include 270 mixed-use residential dwelling units above retail and office space, live/work unit row homes, and single family attached units that are both horizontally and vertically mixed and/or distinct. The Town Center may also include free standing retail buildings, a 50-room Country inn, traditional single-family attached structures, information center, civic center, office buildings and mixed-use ~~with a maximum total of not more than~~ of 80,000 square feet of net usable space. The Town Center may include a clock tower, pedestrian arcades, and walking paths incorporated with the architecture located on private parcels and open to the public to enhance the pedestrian experience. The Communities extensive trail system will provide connections to the residential villages, parks, and other Community amenities. All of these uses would be regulated by the appropriate development guidelines in Section III of the Specific Plan.

3. Neighborhood Center (North)

The Neighborhood Center in Phase 3 consists of a 6.8 acre area and is the middle of the three areas designated as Village Core/Mixed-Use. Like the other areas permitting commercial and mixed uses it is zoned with the C34 Use Regulation and is located in the southeastern portion of the phase. This Neighborhood Center includes: office, retail, mixed-use residential, a Single Family Attached (SFA) and a Private Recreational Facility, which is expected to include both indoor (gym, etc.) and outdoor recreational uses (pool, etc.) (see **Figure 7**~~Figure 79 –).8~~). The Commercial/Mixed-Use is planned for 7,500 square feet of net usable space to ensure that all residential areas within the Community are within one-half mile of any one of the three-commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 3 Neighborhood Center may be found in Section III of the Specific Plan.

II. SPECIFIC PLAN SUMMARY

4. Neighborhood Center (South)

The Neighborhood Center in Phase 5 consists of an approximately 0.4-acre area designated Village Core/Mixed-Use and zoned with the C34 Use Regulation in the northern portion of this phase which is the middle portion of the Senior Citizen Neighborhood. This Neighborhood Center is planned for 2,500 square feet of usable space for commercial retail uses which serves to ensure that all residential areas within the Community are within one-half mile of any one of the three commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 5 Neighborhood Center may be found in Section III of the Specific Plan.

5. Residential Development**a. RU Use Regulation**

Single Family detached residential neighborhoods are located throughout the Community, except for the Town Center and Neighborhood Centers. All single-family residential development would be regulated by the application of the “D” Special Area Designator in the RU Use Regulation, which requires that a detailed Site Plan be submitted and approved with each Tentative Map proposing single family lots. This Specific Plan text includes ~~a—Single Family Residential Development Standards~~ tabletables in ~~Figures 98~~ Figures 99 and 99100), which specifies the development standards for each lot. The ‘D’ designator will ensure that each lot is identified with a Lot Configuration number from the table, which establishes the minimum requirements in regards to lot size, width, and depth, and that each lot shown on the Site Plan has the setbacks required for that lot. ~~Figures 100~~ Figures 114 through 119 ~~117~~ “Single Family Conceptual Elevations” show which architectural style has been selected for each lot and demonstrate that it conforms to the palette of architectural styles included in the Specific Plan. The selected Lot Configuration and Architectural style will be shown on each lot on the Site Plan with a number followed by a letter (for example, 1A) indicating the Lot Configuration and the Architectural style for that specific lot.

b. C34 Use Regulation

All residential development in the C34 Use Regulation will require approval of a Site Plan and will be subject to the development standards of the **Town Center Development Standards Table** shown in ~~Figure 82~~ Figure 83. “Mixed-Use” development is defined as follows: (a) stand-alone commercial development, (b) commercial-retail uses on the ground floor with residential units on the second floor, and (c) ~~stand-alone multi-family mixed-use residential~~ combined with commercial or office structures all on a single lot. This form of development is subject to both the D and the B Special Area ~~regulator~~ regulators and will require review pursuant to both the Town Center Guidelines in Section III and the Valley Center Design Guidelines. Single Family Attached development, defined as between three to eight residential dwelling units

which are each attached to each other, and each dwelling unit located on its own legal lot are not subject to the Valley Center Design Guidelines because these Guidelines only require design review for “multi-family development.” All single-family attached development will also require a Site Plan pursuant to the D Special Area Regulator.

6. Senior Citizen Neighborhood

The southern portion of the Community consisting of Phases 4 and 5 (approximately 175 acres) is planned for development as an age restricted Senior Citizen Neighborhood. This phase of the development will largely consist of detached single family residential uses. This Senior Citizen Neighborhood includes 468 single family homes, 2,500 square feet of usable commercial space on one-half acre zoned C34, a Park with an HOA maintained Senior Center (3.3 acres), a Group Residential and Group Care Facility (6.5 acres), a site for an Institutional use, four smaller parks maintained by the HOA (2.5 acres), and Biological Open Space areas (26.49 acres). The Single Family lots in Phases 4 and 5 are zoned RU and will be processed as described above.

a. Group Residential/Group Care Facility

- i. Additionally, the Specific Plan provides for, and the RU Zone Regulations allow, both Group Residential and Group Care facilities to be located within the Senior Citizen Neighborhood. Joint facilities like this are sometimes colloquially referred to as ‘Assisted Living’ facilities. Phase 4 within the Senior Citizen Neighborhood includes a 6.5-acre site identified for Group Residential/Group Care. This facility, at its maximum is anticipated to include the following uses:
- ii. A gross building area of approximately 300,000 square feet;
- iii. Parking as required by the zoning ordinance;
- iv. A maximum of 200 Group Residential and/or Group Care units complete with the required group kitchen facilities. ~~Each individual living unit in both the Group Residential and/or Group Care facilities will also be allowed to include an individual kitchen. (Per the Zoning Ordinance at the time of construction these units may or may not be defined as dwelling units. If they are defined as dwelling units these units will not cause a reduction or otherwise impact the approvals for the other 1,746 dwelling units approved for this Specific Plan.)~~ Because of the central kitchen this use is classified as a “Civic” use and not a “residential” use, so these units do not count against the project density.

b. Senior Center in the HOA Park

The Senior Center is a central feature of the Senior Citizen Neighborhood and is located ~~3.3 acres~~ a 3.3 acre park site that will be owned and managed by the HOA. The facility at the park, at its maximum is anticipated to include the following uses:

II. SPECIFIC PLAN SUMMARY

- i. A gross building area of 15,000 to 25,000 square feet;
- ii. 30-40 parking spaces;
- iii. A swimming pool, tennis/pickle ball courts, shuffle board, lawn bowling, and other outdoor activities;

The development of Senior Center will require the submittal and approval of a Major Use Permit. The Specific Plan design standards are described further in Section III of the Specific Plan.

7. Public and Semi-Public Development

Lilac Hills Ranch provides public and semi-public land uses that include a K-8 school site, a public park dedicated to the County, private parks maintained by the HOA and available for use by the public (except when permitted special events are held), private parks maintained by the HOA and NOT available for use by the public (located in Phase 4 and 5 including the Senior Center), and other recreational amenities. Also planned within the project site are an on-site recycling collection facility, a Water Reclamation Facility (WRF), and other supporting infrastructure.

a. School Site

The Specific Plan includes a proposed 12-acre K-8 school site within Phase 3. The Specific Plan project area will be located within two public school districts: the Valley Center-Pauma Unified School District and Bonsall Union School District (the Bonsall District is in the final stages of being unified and will be unified prior to accepting students from the Project). Because the Specific Plan includes a Senior Citizen Neighborhood within the Valley Center–Pauma Unified School District, only 1,278 of the 1,746 residential units will be categorized as generating students. As discussed below, the school site is both centrally located and co-located with the major public park (P10) and Private Recreation Facility (PR) in the Community.

b. Parks

The Community includes a minimum of 15 parks. The community's ~~only~~ public park (P10) is located in Phase 3 and discussed below. The other parks within the Community are private as discussed below. These park locations as shown on the Specific Plan Map included herein ~~(Figure 14)~~ **(Figure 14 – Specific Plan Map)** are preliminary and are expected to be relocated or revised and additional parks (public or private) may be added to the Community. The final park locations will be as shown and included on each Implementing Tentative Map as long as the total ~~number of parks comprises at least 23 acres, as provided by this Specific Plan.~~ combined acreage of parks comprises at least 15.09 net acres and the public park (P-10) contains at least 12.0 net acres of developed area for active recreational uses. "Net acres" shall be calculated as recreation facilities occurring on level or gently sloping land (maximum 10%) restricted for park and recreation purposes in a development which are designed to provide individual or group activities of an active nature common to local parks in San Diego County, including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, recreation buildings, dance slabs, and recreational community gardening. Active Recreational Uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, golf courses, riding and hiking trails, scenic overlooks, water courses, drainage areas, water bodies (lakes, ponds, reservoirs), marinas and boating areas, parking areas, and archaeology areas. The parks required by this Specific Plan together will

II. SPECIFIC PLAN SUMMARY

exceed both the Community's park needs and the ~~County's Park Land Dedication Ordinance~~ PLDO requirements of 15.09 net acres.

These parks will be owned, operated, and maintained by the community HOA as discussed below.

- i. **Private Parks:** Most of these parks will be available for use by the general public. Only the parks located within the gated Senior Citizen Neighborhood (see **Figure 17**~~Figure 17~~ - **Park Plan**) will not be available for use by the general public.

One of the private parks is the Village Green (P-8) located adjacent to the Town Center within Phase 2. This Village Green contributes to a main town square or 'commons' that is intended to be a focal point or "heart" of the Community. This park is expected to host many "Special Events" for the Community residents. Any permit that will be processed for this park will specify that "Special Events" will be allowed and the County's normal special events permitting process will be followed for events held on private property. The "Special Events" may include the typical public holidays, events coordinated by the Home Owners Association or developer, and other events with the granting of required permit(s), if any.

- ii. Public Park: The project proposes two neighborhood centers (north and south). Typically, based on service radius standards, the project would require two neighborhood parks with a minimum of 5 acres per park. Since Lilac Hills Ranch will be served by a single 12-acre public park located in the middle of the Community (P-10), (see **Figure 130**~~Public Park: The public park is located in the middle of the Community (P-10), adjacent to the school site and private recreation site (see **Figure 130**.)~~ developer will enter into an agreement to construct the public park concurrent with the construction of the third phase of development. Building the public park concurrent with the third phase will ensure an adequate level of public park access for the residents of the community as development progresses. This public park will include ball fields and will provide a focus for the Community and neighboring residents. Upon completion, of construction of the public park (P-10), the land upon which this public park is constructed will be dedicated to the County in fee and will be maintained by the Community's HOA. Additionally, the public park will allow for joint use with the adjoining school site subject to a Joint Use Agreement between the school governing board and the Department of Parks and Recreation. Park Concept Plans are provided in **Figures 123**~~Figures 121~~ through **132** ~~130~~ in Section III of this document. Table 4 below identifies all of the proposed parks (1 public and 14 private) and provides the park acreage and Park Lands dedication Ordinance (PLDO) credits associated with each park.

c. Recycling Facility

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The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. **Figure 59**~~Figure 59~~ – **Water Reclamation Facility Details** provides an example of the size, scale, and architectural style of the structure that the Specific Plan anticipates for this use.

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Table 4 - Park Summary

<u>PARK</u>	<u>Table 3</u>	<u>NET ACRES (per PLDO)</u>	<u>PLDO Credit</u>
<u>P-1</u>	<u>1.6</u>	<u>1.60</u>	<u>0.80</u>
<u>P-2</u>	<u>0.5</u>	<u>0.40</u>	<u>0.20</u>
<u>P-3</u>	<u>0.3</u>	<u>0.00</u>	<u>0.00</u>
<u>P-4</u>	<u>0.3</u>	<u>0.14</u>	<u>0.07</u>
<u>P-5</u>	<u>0.2</u>	<u>0.13</u>	<u>0.07</u>
<u>P-6</u>	<u>0.1</u>	<u>0.10</u>	<u>0.05</u>
<u>P-7</u>	<u>0.2</u>	<u>0.20</u>	<u>0.10</u>
<u>P-8</u>	<u>2.0</u>	<u>1.70</u>	<u>0.85</u>
<u>P-9</u>	<u>0.8</u>	<u>0.60</u>	<u>0.30</u>
<u>P-10 (public)</u>	<u>12.0</u>	<u>12.0</u>	<u>12.0</u>
<u>Private Rec</u>	<u>2.0</u>	<u>1.6</u>	<u>0.80</u>
<u>P-11 (Senior Center)</u>	<u>3.3</u>	<u>1.0</u>	<u>0.50</u>
<u>P-12</u>	<u>0.4</u>	<u>0.4</u>	<u>0.20</u>
<u>P-13</u>	<u>0.1</u>	<u>0.1</u>	<u>0.05</u>
<u>P-14</u>	<u>1.0</u>	<u>1.00</u>	<u>0.50</u>
<u>P-15</u>	<u>1.0</u>	<u>1.00</u>	<u>0.50</u>
<u>TOTAL AREA</u>	<u>25.8</u>	<u>22.0</u>	<u>16.9</u>

The structure will include the office functions for the site as well as storage for any equipment or materials that need to be secured. The facility will include temporary roll-off bins or storage containers where recyclables and/ or green waste generated from project residents may be consolidated for efficient off-site processing. If economically viable, a buy-back center may be opened at this location for residents to redeem CRV containers. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility may be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility will be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties.

d. Water Reclamation Facility

Disposal of wastewater is provided by the Valley Center Municipal Water District which will determine the manner in which such services are provided and will ultimately be responsible for the approval of the Water Recycling Plan. As described in more detail in the Water and Sewer Plan portion of this chapter, a Major Use Permit is being processed concurrently with the Specific Plan for construction of a Water Reclamation Facility (WRF) located on a 2.4-acre site in the southwestern portion of the site. Wastewater generated by the Community ~~would~~(as well as the 16 existing home sites and six not-a-part parcels) may be treated at the proposed on-site WRF, which would accommodate up to ~~230,000~~353,474 gallons per day of wastewater from the development (see ~~Figures 57, 58 and 59~~Figures 57, 58 and 59). ~~The wastewater, treated to Title 22 standards, could possibly then~~. Recycled water may be used ~~to irrigate all of the common areas, front and rear yards of residential homes pursuant to VCMWD policy on reclaimed water use (Article 190.7 Conservation and potentially be available as a backup water supply system in the event of major fires. Local Supply Use Requirements section (c)).~~ Recycled water distribution pipelines ~~would~~may be installed within the Community roadways to deliver the recycled water to the targeted on-site areas.

The WRF requires the processing and approval of a ~~separate~~ Major Use Permit and issuance of permits from other Regulatory Agencies. As detailed more completely in the Major Use Permit, the WRF facility is designed to be consistent with the design standards of the Valley Center Design Review Guidelines. The Lilac Hills Ranch EIR and supporting technical documents contain details of the construction and operation of the WRF.

e. Institutional

Phase 5 includes an Institutional Use site located near the southern boundary of the Community. It is anticipated that the ultimate use will, under the County Zoning Ordinance, require the approval of a Major Use permit.

C. Open Space and Recreation Plan

1. Biological Open Space

The Biological Open Space Preserve consists of ~~402.7~~103.6 acres and includes environmentally sensitive habitats and buffer areas (including existing agriculture) that preserve wildlife corridors and linkages (see ~~Figure 18~~Figure 18 -- **Biological Open Space**).

- a) Trails as may be refined or relocated on each implementing tentative and final maps shown on the Specific Plan map will be allowed within the dedicated Biological Open Space easements. These trails will avoid sensitive plant populations. Best Management Practice's (BMP's) will be implemented to avoid

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water run-off that would cause the adjacent wetlands to degrade. In addition, agricultural uses within the areas identified as existing on-going agriculture or disturbed land and maintenance of existing wells and water lines will be allowed.

- b) Only passive recreation activities such as hiking, biking, horseback riding, and bird watching will be allowed on the trail easements within biological open space. Horseback riding is allowed and provided for on the two Multi-Use trails which cross the property as shown on the County Master Trails Plan and the Ranch Multi-Use Trail that connects all the trails in the Community. Horseback riding is not allowed on any of the Community trails, bike paths, and bikeways within Lilac Hills Ranch unless specifically designed and designated.
- c) Prior to recordation of the first final map, the Resource Management Plan (RMP) shall be approved for the biological open space areas within Lilac Hills Ranch to the satisfaction of the Director of PDS. The main goal of the RMP shall be to maintain the biological functions and values of the natural open space. The RMP shall minimize intrusion due to management and monitoring activities. Monitoring by a public agency may be allowed if the biological open space is part of an overall regional integrated preserve system or required by a governmental permit. Provisions shall be made for the repair and maintenance of public trails and project-related infrastructure, with requirements for re-vegetation if disturbance of existing natural vegetation is necessary.
- d) Prior to recordation of each final map, a re-vegetation plan shall be approved to the satisfaction of the Director of PDS for areas where re-vegetation is proposed as mitigation for project impacts shown on such map.
- e) Biological open space as shown on the Master Tentative Map may be dedicated in phases as shown on the Master Tentative Map. Biological open space shall be protected through recordation of a conservation easement to the County.
- f) As a condition of approval, project subdivision maps will be conditioned to dedicate into Open Space easements as shown on the Tentative Map upon completion of construction of each Tentative Map.
- g) Access to existing agricultural roads and trails shall be allowed for the following activities: (a) access and maintenance of the Community trail system; and (b) maintenance and service to wells within the Biological Open Space easements.

2. Manufactured Open Space

The Lilac Hills Ranch Home Owners Association (“HOA”) will own, manage and maintain additional open space, within the Community boundaries as follows: manufactured and landscaped slopes, recreational open space (parks, trails, etc.), on-site agriculture (including that in the buffers), and detention basins (see **Figure 19** ~~Figure 19~~ – Open Space and Parks).

The Community will retain and promote agriculture uses in the project's common areas and open space system. The identified agriculture areas will not be permitted to expand into non-disturbed land within the Biological open space easements. As noted, a portion of the agricultural uses are located within the RPO buffers. These are existing groves and they will be allowed to remain. The adjacent RPO wetlands are generally dependent upon the water runoff from the groves as they have mostly developed over the past several decades subsequent to creation of the groves. Within the manufactured open space system the project will, where feasible, retain existing agricultural operations and allow new agricultural crops. In addition, agriculture restoration within biological open space including maintenance of irrigation systems, fencing, or crop rotation is allowed.

3. Community Recreational Elements

a. Parks

As described above, Lilac Hills Ranch includes many private parks and one large public park (12 acre) site in the middle of the Community, serving the Lilac Hills Ranch residents and the surrounding communities. Section III describes the parks in more detail and includes conceptual graphics for both private and public parks.

b. Trails

The County's Regional Trail System is established in this area by the Community to provide for jogging, hiking, mountain bike riding and horseback riding (which is also allowed on the Ranch Multi-Use Trail) and enjoyment of the rural areas surrounding the Community by the general public. Two east-west County Regional Trails traverse the Community: One Type D – Pathway (Typical) Existing Conditions Multi-Use trail traverses Lilac Hills Ranch along the right-of-way for West Lilac Road which forms the northern boundary of the Community and continues westerly on West Lilac Road to Old Highway 395; and the other is included as part of the Ranch Multi-Use Trail in the southern portion of Lilac Hills Ranch. The Ranch Multi-Use Trail provides links between the Regional Trails within the vicinity of the Community and the Community trail system. Both of these on-site public trail segments assist the County to achieve the County Master Trails Plan.

c. Community Trail Network

The Community Trail Plan (see **Figure 20-Figure 20 – Trails Plan**) creates a trail network with over 16 miles of trails open to the public designed to serve the Community and surrounding area residents. [The trails will be constructed to meet the appropriate trail grade requirements shown on Table DCG-1 "Community Trails Master Plan Design Guidelines Matrix."](#) These trails generally do not include traditional sidewalks and are detailed below:

- i. 1.4-miles of multi-use trails as shown on the County Trail Master Plan;

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- ii. Approximately 8-miles of Ranch Multi-Use Trails located in undeveloped and open space areas and/or landscaped easements along the Property boundary. These trail easements will be between 10- to 12-feet wide with a minimum tread width of 3-feet;
- iii. Approximately ~~2miles~~ 2 miles of Community Trails primarily used to connect the Town Center with the Northern Neighborhood Center, school site, and major public park. These trail easements will be between 5- to 10-feet wide with a minimum tread width of 3-feet; and,
- iv. Approximately ~~5miles~~ 5 miles of Feeder Trails located within the proposed neighborhoods, on residential streets and areas graded for the Community. These trail easements will be between 3- to 10-feet in width with a minimum tread width of 2 feet.

The Community's trail system, other than the Feeder Trails within the Senior Citizen Neighborhood, is a public trail system providing access to all on-site neighborhoods and provides opportunities to traverse the entire Community from north to south and access to the County Regional multi-use trail system at either end of Lilac Hills Ranch. Trail segments connect the school site, park site, with the residential portions of the Community and provide connectivity with the County Regional Trail System. Trail marker signs and barriers are provided.

The Senior Citizen Neighborhood includes Phases 4 and 5 which is a gated Community. The Ranch Multi-Use trail provides a link that enables trail users the ability to enter the periphery of the Senior Citizen Neighborhood and access both the County's Regional Multi-Use trail (east-west) and the connection south to Mountain Ridge Road to the project boundary. Other Feeder Trail segments developed within the Senior Citizen Neighborhood would be private and for the exclusive use of the residents.

This extensive network of trails is an important lifestyle and recreational component of the Community, providing opportunities for jogging, hiking, mountain bike riding, and equestrian use (limited as discussed herein).

The Community also includes a Private Recreation facility located across the street from the school and public park in Phase 3. This facility is described in more detail in Section III and conceptual uses are shown on **Figure 79** ~~Figure 79~~ Private Recreation Facility Site Plan. The facility includes both outdoor and indoor recreational facilities, including a pool.

D. Circulation Plan

A comprehensive circulation plan provides access to the Lilac Hills Ranch Community and improves vehicular circulation in the vicinity of the project area (**Figure 16** ~~Figure 16~~ Proposed Mobility Element Plan) in accordance with County standards and

guidelines. Within Lilac Hills Ranch, local residential streets will provide multiple access routes ~~(Figure 24)~~ **(Figure 24 – Project Internal Circulation)** to all lots within the Community. West Lilac Road, a public road is designed to comply with County Mobility Element standards for public streets and with the Valley Center Community Right of Way Development Standards which provides standards for public road improvements with certain exceptions. All other streets within the Community are private, and will be designed and developed per the special standards established by this specific plan to reflect the traditional character and rural theme of the Community. Street sections include landscaped parkways, meandering sidewalks, and/or rural trails. In addition, on-street parking will be provided in areas where traffic calming and pedestrian safety should be enhanced and/or where demand is anticipated for additional parking. The Community street system in Phases 1 through 3 will be available to the public traveling from the adjacent public road system, except during special events (i.e., festivals, parades, marathons, walkathons, or bike races) when access will be restricted. The Community street system in Phases 4 and 5 is gated and not open to the public except during emergencies in accordance with the County Consolidated Fire Code. A description of each street type is included in Section III, along with illustrative street sections shown on “**Typical Street Sections**” ~~(Figures 25 through 5254)-).~~ **(Figures 25 through 5254)-).**

1. Streets

- a) **Public Roads: West Lilac Road (SC-270.1):** West Lilac Road is included as ‘public road’ in the County maintained road system but currently exists largely without benefit of a dedicated public right of way along the Community frontage. West Lilac Road along the project frontage will be re-designated from a 2.2C Light Collector to a 2.2F Light Collector per the project’s Mobility Element General Plan Amendment, and will be improved and the road right-of-way dedicated based upon the improvement standards for a 2.2F Light Collector road. The road improvements will also include a fully improved 12-foot pathway within the road right-of-way.
- b) **Private Roads:** All of the roads within the Community will be private roads designed and built to include road sections which will accommodate the traffic needs as identified by the project Traffic Impact Study and to meet the County standards in regards to the design specifications for road construction. Main Street is the primary entry into the Lilac Hills Ranch from West Lilac Road, and serves as the formal, private, road gateway, introducing the Community identity and character. Main Street consists of a western segment, a middle segment, and an eastern segment. The western and eastern segments are nearly identical in their typical section consisting of a ~~7251-~~ **8173-**feet wide ~~right of way~~ **private street lot**, with two travel lanes 12 to ~~4315~~ **4315** feet wide, a 5-foot bike lane separated by a landscaped median ~~405~~ **4410** feet wide, diagonal and parallel on-street parking in select locations, and intermittent landscaped parkways (see Typical Street Sections in Section II). The middle segment within the Town Center splits the road into two one-way roads often referred to

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as a couplet. The street section for the ~~southern leg, Main Street South, majority of the couplet~~ consists of a ~~3850-foot private road easement street lot~~ consisting of a 13-foot travel lane, 5-foot bike lane, and on-street ~~parallel~~ parking on both sides. The street section ~~for the northern leg, Main Street North, along the town square~~ consists of a ~~4745-foot R.O.W., allowing for a 13-foot travel lane, 5-foot bike lane, on-street parallel parking on both sides, plus an 11-foot parkway the town square side and angled parking~~ on the ~~north side of the street adjacent to the residential areas opposing side.~~

The private roads will all be designed and built to accommodate accessibility for fire vehicles and services, all within private road easements. This street system will be owned, operated, and maintained by the Community HOA. The Community road system, with the exception of the Senior Citizen Neighborhood in Phases 4 and 5 will be available to the public traveling from the County's public maintained road system. There are three categories of private roads; major, minor and cul-de-sacs, each with specific design standards.

There are five restricted gated access points in the southern portion of the Community (see **Figure 24**) which includes the Senior Citizen neighborhood. The gates are located both on the exterior boundary of the Community, and within Phases 4 and 5. The restricted access is an important amenity for the senior community. The gates on ingress and egress roads for use by certain residents will have automatic openers (for exiting) that are triggered by either a buried sensor or an optical sensor. These gates will include the most up to date technology, meeting the County Consolidated Fire Code standards which will allow emergency services to automatically access the Community with minimal delays. The following is list of available Gate design features that are available to incorporate, at the discretion of the local fire authority having jurisdiction:

- i. KNOX Gate: Key operated dual switch device on the date, which overrides all other controls so the gate can be opened by the Fire Department or other law enforcement using a KNOX key. Each fire engine and law enforcement vehicle would be provided with a KNOX key.
- ii. KNOX Box: Installation of a box which contains a KNOX padlock for manual access.
- iii. SOS Siren: This device would active a gate within 2.5 seconds when the "yelp feature" on siren is used, or 4.5 seconds from when a standard siren is deployed. A sign will be placed on gates stating "Emergency vehicles; operate siren to open gate."
- iv. Click 2 Enter Device: This device opens the gate upon the clicking of a mobile radio in an emergency vehicle or portable radio. The device is

activated by the FCC assigned radio frequencies which are assigned to public safety agencies for restricted use only.

Other optional features may include:

a. Backup or solar power;

b. Access control motors that accept and interface with various third party accessories;

c. Design provisions to open if bumped by a fire engine, and a hidden "break glass" manual release;

Table 5 below describes each of the six gates, how they are accessed, and how they are to be accessed by responders during an emergency. The table also shows which phases in the Community will have access through specific gates.

Table 5 - Gate Access Points

<u>Gated Access Point No.</u>	<u>Description</u>	<u>Gate Access by Planning Area</u>
<u>1</u>	<u>Fire Apparatus Access Gate: Manned gate house, allowing permanent residents and guests to travel through.</u>	<u>SFS-1, SFS-2, SFS-3, SFS-4, SFS-5, SFS-6, and Institutional</u>
<u>2</u>	<u>Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.</u>	<u>SFS-3 and SFS-4</u>
<u>3</u>	<u>Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center, and automatic access gate for residents along Rodriguez road with a key fob or access code.</u>	<u>SFS-3, SFS-4, SFS-5 and SFS-6</u>
<u>4</u>	<u>Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.</u>	<u>SFS-5 and SFS-6</u>
<u>5</u>	<u>Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.</u>	<u>SFS-5 and SFS-6</u>
<u>6</u>	<u>Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.</u>	<u>SFS-5, SFS-6, and Institutional Use</u>

2. Transit

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Public transportation is an important planning consideration for reducing traffic congestion and improving air quality. Lilac Hills Ranch provides a mix of residential, commercial, professional office and mixed-use land uses that will encourage the extension of public transportation to the area. The San Diego Metropolitan Transit System identifies North County Transit District (NCTD) Routes 388 and 389 along I-15 in the vicinity of the Community. As the Lilac Hills Ranch is populated, NCTD may adjust routes and services to meet the needs of the growing Community. The Community will allocate a site for either public transportation, van pools or rideshare programs within the Town Center.

3. Non-Vehicular Circulation System

County policy encourages the incorporation of Regional Trail System linkages within or alongside major roads. The regional trail system is incorporated into the West Lilac Road parkway, and southern east-west linkage as depicted in the street cross sections. Community trails are incorporated into the Community open space and include links to the local parks, Private Recreation Site, and school site. This system is described above and in considerable detail in Section III.

E. Fire Protection Plan (FPP)

Structural and wildland fire protection is provided by the Deer Springs Fire Protection District (DSFPD) in association with the California Department of Forestry and CALFIRE. A Fire Protection Plan has been prepared to assess the fire risk and to meet the requirements of the DSFPD regarding fire safety in the Wildland/Urban Interface area in which it is located. The goal of the FPP is to minimize any potential loss of life, residential and commercial structures due to a wildland fire. See Chapter III-Fire Protection Standards for plan details.

F. Infrastructure / Public Facilities and Services Plan

1. Water and Wastewater Plans

The water supply for the Community will be comprised of both potable and non-potable water. The potable water will be provided by the VCMWD and the non-potable water will be provided by a combination of sources, including: (a) ground water, (b) rain water harvesting, (c) grey water, and (d) reclaimed water (wastewater) from the VCMWD. This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations.

a. Potable Water Supply

Current Water Service for the Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District. Potable water service to the Community will be provided by the Valley Center Municipal Water District and is depicted on ~~Figure 54~~ **Figure 54 – On-Site Water System**. The estimated daily water demand for the Lilac Hills Ranch Community is ~~648,030~~ **821,111** gallons per day or ~~726~~ **920** acre-feet per year.

The Implementing Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community. ~~The VCMWD has indicated that no new on- or off-site reservoirs are necessary for the construction of the Implementing Tentative Map.~~ Standard conditions of approval will ensure that adequate potable water service will be extended to all of the lots within the map boundaries.

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The Master Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community, if necessary. ~~The VCMWD has indicated that no new on- or off-site reservoirs are necessary for the construction of the Master Tentative Map. The project is served primarily from the VCMWD's Country Club Zone. As part of the initial development phase, the project includes construction of improvements needed to provide sufficient redundant reservoir capacity within the zone to serve the project. To provide the redundancy, improvements would be made within the existing Country Club Reservoir site, subject to the discretion of VCMWD. To provide the redundancy, three options could be implemented within the existing site of either the 10 million gallon (MG) Country Club Reservoir or the 0.1 MG Old Country Club Reservoir. These options include: (1) construction of a dividing wall within the existing Country Club Reservoir to effectively create two, 5 MG reservoirs; (2) replacement of the Country Club Reservoir with two, 5 MG reservoirs; and (3) replacement of the Old Country Club Reservoir with a 3 MG reservoir. Implementation of any of these alternatives would provide adequate redundancy and will be pursued at the discretion of VCMWD. Additional discussions related to redundancy are included in subchapter 3.1.4 7.2 of the EIR.~~

Standard conditions of approval will ensure that adequate potable service will be extended to all of the lots created by the Master Tentative Map.

Each succeeding Implementing Tentative Map proposed on the lots created by the recordation of the Master Tentative Map will in turn be required by County standard conditions to extend water lines into the respective subdivisions to serve all proposed lots.

All water infrastructure (e.g., water lines, reservoirs, etc.) would be designed in accordance with VCMWD requirements and installation would comply with the specifications and requirements of the ~~County Department of Public Works~~VCMWD, County Department of Health, and State regulations.

b. Non-Potable/Exterior Water Supply

~~Water Reclamation Services for the Lilac Hills Ranch Community will be provided by the Valley Center Municipal Water District (VCMWD) and may contribute to the non-potable water supply for the Community. The non-potable water will consist of the following sources:~~

The water supply assessment for the Lilac Hills Ranch Community split the water needs for the project into three categories: 1) Interior demand for potable water, 2) Exterior demand for potable water, and 3) Non-potable water exterior demand. The Lilac Hills Ranch Community is looking at four sources of water to meet the exterior demands for the project ~~including the sources of water which could be used in lieu of potable exterior demand uses water.~~ These sources include ground water, rain water harvesting, grey water, and reclaimed water. Each of these sources and their

possible uses will be described below. The water supply assessment for the Lilac Hills Ranch community estimated the total water need for the project to be 967 AFY. 289 AFY of this use was interior/potable demand, 169 AFY was exterior potable demand, and 510 AFY was exterior non-potable demand.

- i. **Ground Water:** Nine (9) private existing ground water production wells are operating within the Lilac Hills Ranch Community area at the present time. Six (6) of these wells have been in production for more than 5 years. Based on analysis by the projects hydro geologist a minimum available ground water supply of 496191 AFY will be available. This water could be used to meet both exterior potable and non-potable demand.
- ii. **Rain Water Harvesting:** Cisterns and roof collection systems are allowed on single family dwellings to allow for the storing and irrigation use of rain water on single family homes. This supply could be used to offset potable exterior demands. It is estimated that up to 35 AFY of rain water could be harvested by single family homes in this project.
- iii. **Grey Water:** A grey water system is an allowed use that could offset the potable exterior demand for residential units. Approximately 9291 AFY of grey water could be utilized to offset the potable exterior demand.
- iv. **Reclaimed Water:** Reclamation Services for the Lilac Hills Ranch Community will be provided by the VCMWD. Approximately 289286 AFY of recycled water is estimated to be generated by the project. This amount would be reduced by 9291 AFY if a grey water system was installed. Up to an additional 400 AFY of recycled water could be made available to the project through utilization of water from the Moosa Treatment Plant. The Moosa Treatment Plant currently does not have tertiary facilities and does not produce recycled water. All water from this plant is disposed of through a percolation pond. Thus a total of up to 689686 AF of reclaimed water could be made available for non-potable water supply for the project if needed. The reclaimed water could only be used for non-potable exterior uses as defined in the water supply assessment.

The proposed Water Reclamation plan Facility for the Lilac Hills Ranch Community is expected to generate treat a daily average of 266,630353,474 gallons per day (396 AFY) of wastewater based on an ultimate build-out of 1,746 homes plus some commercial and retail development- (as well as the 16 existing home sites and six not-a-part parcels). This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations. With this level of treatment the recycled water can by State law be used for landscape irrigation and non-contact water features such as fountains and ponds. Currently the VCMWD staff has indicated that the District will not support the use of recycled water on front or rear yards of private residential homes, nor will it support the introduction of recycled water into the potable water distribution system for fire protection. The Community goal is to beneficially reuse as much of

II. SPECIFIC PLAN SUMMARY

the treated water as possible to minimize the use of imported water for the Lilac Hills Ranch Community and surrounding areas.

c. On-site Water Reclamation Facility (WRF)

The Lilac Hills Ranch Community is planning to phase the implementation of the ~~wastewaterwater~~ reclamation ~~and treatment~~ facility. ~~The VCMWD is considering a number of alternative methodologies for the initial treatment of effluent in the first phase of development within the Lilac Hills Ranch Community will be provided wastewater service by trucking of wastewater from a collection point onsite, within phase 1, and has not yet selected the preferred treatment option. On a temporary basis the initial phase of either the interim or permanent WRF may require some wastewater to be trucked to an existing off-site treatment facility as directed by the VCMWD. This is necessary because a minimum wastewater flow is needed to properly operate a wastewater reclamation and treatment facility. It is estimated that wastewater maintained by VCMWD in order to allow for sufficient flows to accumulate to start the treatment equipment. Once the wastewater flows generated from up to by the development reach approximately 20,000 gpd (the equivalent wastewater generated by 100 homes may be trucked offsite as directed by the VCMWD prior to) the interim or permanent facility can begin normal operation of an interim or permanent Water Reclamation Facility.~~

Lilac Hills Ranch ~~will include~~ Community includes a Major Use Permit for a Water Reclamation Facility to treat effluent generated by the development ~~(Figures 57 through 59)~~ (Figures 57 through 59). Beneficial reuse of treated wastewater is proposed in the Lilac Hills Ranch Community. ~~All, but will be determined by VCMWD.~~ Wastewater generated by the Community will be treated to a tertiary level and ~~may be recycled, as determined by VCMWD.~~ The estimated recycled water production is ~~289357~~ AFY. There are approximately ~~208173~~ acres of irrigated area associated with the Lilac Hills Ranch Community and the non-residential irrigation demand is estimated to be ~~629300~~ AFY. Thus, there ~~is would be~~ a greater ~~demand for irrigation than a~~ supply of recycled water ~~so that all of the recycled water generated in the Community can than could~~ be reused throughout the Community. ~~Appropriate~~ However, the use of recycled water will be determined by the VCMWD. A wet weather storage will be needed area is included as part of the overall recycled water system.

~~Groundwater will be the first choice of a water supply used to supplement the recycled water supply for irrigation. Available hydrogeological information, including flow meter data, has been compiled for the proposed Lilac Hills Ranch project by Wiedlin and Associates in a separate technical report. This report assessed the groundwater being used within one mile of the project and within the local watershed. It also noted that upwards of 90% of the parcels in the area rely on potable water provided by the Valley Center Municipal Water District so there is little use of groundwater within a mile of the property.~~

~~Water from the Valley Center Municipal Water District would be the secondary choice of supply to meet irrigation needs. Approximately 320 AFY will be needed for this purpose.~~ WRF Major Use Permit.

2. Recycling Facility (RF)

The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. The facility is a Recycling Collection Facility, Large as defined in the Zoning Ordinance (S. 1512-b) and allows for the collection of recyclable materials, including the sorting of materials for shipment to a processing facility. Section 6970-b of the Ordinance includes 16 performance standards which detail the specific operational activities allowed with the approval of a Site Plan. The facility will be available featuring temporary roll-off bins or storage containers where recyclables and/ or green waste generated from project residents may be consolidated for efficient off-site processing. If economically viable, a buy-back center may be opened at this location for residents to redeem CRV containers. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility will be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility may be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties (see **Figure 60** ~~Figure 60~~ - Recycling Facility (RF)).

3. Fire Protection and Emergency Medical Services

These services will be provided by the Deer Springs Fire Protection District in association with CALFIRE. Brush clearing and thinning will be provided within the appropriate fuel management zone from the edge of structures to native open space preserve boundary. Required thinning and clearing will be done in accordance with an approved fire protection plan. Road widths, secondary access, water supply, and fire hydrant spacing will also be in conformance with fire protection development standards established by the DSFPD which are set forth in this Specific Plan, the Fire Protection Plan and associated Tentative Maps. Figures depicting the fire protection plan and brush management setback zones are provided as **Figures 137** ~~Figures 135~~ and **138** ~~136~~.

4. Law Enforcement

Law Enforcement services are provided by the San Diego County Sheriff's Department out of the Valley Center Substation, approximately ten miles northeast of the Community.

5. Schools

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Two public school districts will have jurisdiction over Lilac Hills Ranch students during the occupancy of the project homes: the Valley Center-Pauma Unified School District and Bonsall ~~Union School District (in the process of reforming as the Bonsall Unified School District)~~. All of the homes within Phases 1 and 2 and a portion of homes within Phase 3 will be entirely within the Bonsall Unified School District that will serve over half of the total homes. All of the homes within Phases 4 and 5 and a majority of the homes within Phase 3 will be located in the Valley Center Pauma Unified School District. The homes planned for Phases 4 and 5 will be age restricted (pursuant to the meaning in Government Code 65995.1 and 65995.2) and will not generate any students. Therefore the Community anticipates no more than 400 homes will be within the attendance boundaries of the Valley Center Pauma Unified School District. As noted in the Community description, a site suitable for a K-8 school will be included in the Community. Prior to this school being built, students living in Bonsall Unified School District would attend Bonsall Elementary School, Sullivan Middle School, and a future Bonsall High School. Students living within the Valley Center-Pauma Unified School District would likely attend the on-site school since it is expected to be open by the time the development occurs in these later phases of the Community. An exhibit depicting the school district boundaries and potential school ~~sitesite~~ within the Community is provided as **Figure 62**~~Figure 62 and 63~~.

6. Conceptual Grading Plan

Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas. Natural landforms and biological areas are preserved within open space areas dedicated in perpetuity.

Figure 65~~Figure 65~~ - **Conceptual Grading Plan** illustrates areas to be graded to accommodate major circulation roadways, neighborhood streets and development areas. Most of the grading is required to create a suitable base for construction of infrastructure and buildings. Grading will be balanced with an estimated 4.0 million cubic yards of cut and fill (each), without the need for export or import of soil. The maximum cut and fills are mostly less than 30 feet and approximately 90% of all cubic yardage moved will be less than 20 feet deep. Up to 20% of grading volume may require blasting and an on-site rock crushing operation will be used within Phases 2 and 3 with the material used for on-site fill and construction operations. A Major Use Permit will be obtained if required by the County Building Code at the time of construction.

Landform grading techniques require blending and rounding of slopes, roadways, and pads to reflect the existing surrounding contours by undulating slopes, replicating the natural terrain. The Project Cross Sections, provided in **Figures 66**~~Figures 66~~ through **68**~~68~~, illustrate the integration of Community grading with the natural terrain.

All grading activities are required to be conducted in accordance with the County of San Diego's Grading Ordinance, Hillside Development Policy (Policy 1-73) and Resource Protection Ordinance.

7. Drainage Plan

Under natural conditions, runoff from the Community flows primarily in a southwesterly direction to the I-15 corridor. To ensure that Lilac Hills Ranch does not increase the amount or velocity of runoff either during construction or at Community build out, a comprehensive drainage plan has been developed. Runoff is directed from natural channels to development areas, collected at points indicated on **Figure 69** ~~Figure 69~~ - **Proposed Storm Drains** and released into existing drainage courses. It is the intent of the designed system to convey drainage in existing natural drainages where feasible. Reinforced concrete boxes with wing walls, arched culverts, and/or reinforced concrete pipe culverts are used where an existing creek bed intersects with roadways or development.

Mechanical means such as rain barrels will be allowed on each lot to capture runoff from roof areas and store for later irrigation use. In some lots where soil conditions permit, a loose layer of soil can be placed in back yard areas to absorb and store runoff from roof and hardscaped areas to further minimize runoff leaving each lot and reduce future irrigation water demand. The feasibility for soil retention on each individual lot should be determined by the geotechnical consultant. The onsite detention basins will have grass-lined bottoms that will permit some infiltration into the underlying soil; however, their primary function is to provide a temporary holding facility of the excess 100-year runoff volume from the site as to reduce the peak discharge rate leaving the project to the pre-development levels. These detention basins are typically located at final discharge points of the project foot print, the runoff is release onto the downstream natural terrain where some of the runoff will infiltrate into the non-hardened native soil and recharge the groundwater. With these methods employed throughout the project both on the individual lot and project wide basis, the overall project will become hydrologically invisible such that there are no additional impacts to downstream drainage facilities, both man-made and natural.

8. Landscape Concept Plan

In Lilac Hills Ranch, the overall Community design theme is established by the site, circulation, and landscape plans. The site plan integrates development into the natural features of the property, which provides for extensive open space preservation and establishes the overall Community character. The circulation plan designs roadways to flow with the natural terrain. **Figure 70** ~~Figure 70~~ - **The Master Landscape Concept Plan** reinforces the Community theme through the design of streetscapes incorporating informal patterns of street trees, entry monuments using natural or simulated natural materials, and historical landscape zones using site specific plant palettes. The Community theme is further

II. SPECIFIC PLAN SUMMARY

reinforced through the design and landscaping of Community recreation areas and the use of groves, drought tolerant and naturalizing plant materials to transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. All of the reclaimed water from the Water Reclamation Facility that is treated to Title 22 Standards will irrigate the on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and Biological Open Spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies.

The Lilac Hills Ranch landscape plan includes streetscapes which feature meandering paths and informal planting of trees, vineyards, and groves as detailed in Chapter III, Development Standards and Regulations. Community entries and key focal points enhance the rural theme through similar appropriate plant materials and theme signage.

Lilac Hills Ranch theme trees, signs, and site furnishings are used in Community recreation areas to create a cohesive Community identity. The local parks, private recreation site and school site environs share common landscape and site furnishings.

Manufactured slope planting is carefully selected to compliment the adjacent land use. Manufactured slopes within the development areas incorporate informal groves of trees and ornamental plant species with soil retention attributes. Manufactured slopes adjacent to natural open spaces use plant materials compatible with native plant communities. Manufactured slopes adjacent to natural open space preserve areas also incorporate fuel management zones.

9. Water Conservation Plan

Community landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual, and will be designed in conjunction with the Lilac Hills Ranch Water Reclamation Plan. Measures within this Plan will ensure that water use within the Community's landscape is well managed. The Community may contain an integrated recycled water system which may provide for a dual distribution system for all landscaped areas: (i.e., one piping system for potable water and one piping system for recycled water). The ~~Valley Center Municipal Water District is developing plans to allow VCMWD policy on~~ reclaimed water ~~to become available within use~~ (Article 190.7 Conservation and Local Supply Use Requirements) section (c) guides the ~~basin containing the Community site to be used on common landscaping except district~~ in the vicinity of any location where food is served or consumed. In this situation, recycled water may be used for a potable system shall be used. beneficial use. Groundwater may be used subject to review and approval by the ~~Valley Center Municipal Water District~~ VCMWD.

A Water Efficient Landscape Worksheet shall be submitted along with landscape and irrigation improvement plans for the Community. This plan may be revised from time to time to reflect upgrades and improvements in irrigation and landscaping technology.

The Community landscape shall be designed for efficient use and conservation of potable water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment shall be used. The HOA shall ensure regular inspections of the Community's landscape and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads shall be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

If mandatory potable water restrictions are imposed by the State, the County Water Authority, and/or the Valley Center Municipal Water District, the Community's landscape shall be evaluated and revised, with the assistance of the Water Efficient Landscape Worksheet to reduce or eliminate potable water consumption and most efficiently use the reclaimed water and groundwater. The following measures can be incorporated into the Community should further water reductions be mandated;

- a) Turf areas can be replaced with synthetic turf;
- b) Groundcover can be replaced with mulch and/or river rock;
- c) Bubblers and/or drip heads can be used to replace low volume spray heads;
- d) Water schedules can be reduced;
- e) Planting areas using shrubs requiring moderate water levels can be replaced with low water consuming plant material; and
- f) Mechanical means such as rain barrels can be deployed on each lot to capture runoff from roof areas and store for later irrigation use.

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10. Sign Plan

Signs and graphics within Lilac Hills Ranch will be of a consistent style and format. Design criteria affecting the sign program include architectural compatibility and the consolidation of information. Signage shall be designed to display the necessary information or direction as opposed to advertising a product or service and conform to the standards included in Section III-K Community Sign Standards.

G. Sustainable Community Design:

County General Plan: The County of San Diego's adopted General Plan emphasizes sustainable community design principles within the Goals and Policies. The principal statements in the General Plan regarding sustainable development are the description of the Community Development Model in Chapter 2 - Vision and Guiding Principles, and in Chapter 3 – Land Use Element.

The Community Development Model ~~is first discussed~~ in Chapter 2, ~~under~~ states:

Guiding Principle 2 ~~which states~~:

~~Guiding Principle 2 states~~:

"Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development"

~~It further and~~ states:

"in the County's Community Development Model...The "Village" would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. Developing the County's communities more compactly meets critical objectives for compliance with the mandates of AB 32, the California Global Warming Solutions Act of 2006."

Guiding Principle 9 ~~states~~:

"New development located near existing and planned infrastructure and services would be served in a more efficient manner and would require less extensive roads and infrastructure, as defined by Guiding Principle 2. This could reduce the

need to build and operate new road networks, emergency and law enforcement facilities, libraries, schools, parks, and other public services needed to support residential development in remote areas."

Other goals and policies discuss the Community Development Model, or sustainable development or LEED-ND or equivalent including; LU-5.2 Sustainable Planning and Design, LU-6.4 Sustainable Subdivision Design, GOAL LU-12 Infrastructure and Services Supporting Development, GOAL COS - 14 Sustainable Land Development, and COS - 14.3 Sustainable Development,

LEED-ND: Leadership in Energy and Environment Design for Neighborhood Development (LEED-ND) is a national program by the U.S. Green Building Council and its associated Green Building Certification Institute (GBCI) to assess, review and certify land use projects which meet specific environmental standards consistent with the Community Development Model and other equivalent design concepts. Lilac Hills Ranch is designed both in accordance with the County of San Diego Community Development Model and ~~planned~~ additionally designed to ~~qualify for~~ meet LEED-ND or equivalent ~~certification~~ upon build out. The Goals and Policies of the County General Plan are based on the Community Development Model and implemented by a number of Goals and Policies regarding sustainable development.

The Lilac Hills Ranch will establish a new Village in an area currently designated as Semi-Rural and can only do so pursuant to the standards included in Land Use Policy 1.2. That policy states that new Villages must be designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent.

The new Village Regional Category proposed by the General Plan Amendment will establish a Town Center, meeting the very definition of "Town Center" as identified on pages 3-7 and 3-8 of the Land Use Element; as shown below.

Village

Generally, larger Villages are anchored by "Town Center" areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and policies of the General Plan. A Town Center will typically contain one or more of the following:

- Pedestrian-oriented commercial area,
- Mixed-use development: residential, retail, and office/professional uses,
- Higher-density residential developments, and
- Community-serving private and public facilities.

The residential densities permitted within Village areas typically require water and wastewater service and can support a range of housing types including single-family and multi-family housing.

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Village Core Mixed-Use. This designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed “vertically”—on separate floors of a building—or “horizontally”—in separate buildings on a single site or on adjacent parcels. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The definitions established for both the Village Regional Land Use Category and the Village Core Mixed use Land Use Designation incorporate the essential principles and standards of the Community Development Model and by extension the LEED-ND or equivalent guidelines that promote urban scale development in a compact, vibrant, walkable, mixed use format that will serve to increase the propensity for residents to walk to amenities and services. The Lilac Hills Ranch land plan is an essential component of this specific plan necessary to implement the sustainable Goals and Policies of the General Plan which ensures less energy and water is consumed within the Community, further reduces impacts on the environment, and provides better indoor air quality.

Figure 13 - Multi-Modal Concept Plan

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Figure 14 - Specific Plan Map

Figure 15 - Phasing Plan

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Figure 16 - Proposed Mobility Element Plan

Figure 17 - Park Plan

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Figure 18 - Biological Open Space

Figure 19 - Open Space and Parks

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Figure 20 - Trails Plan

Figure 21 - Trail Sections

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Figure 22 - Trail Sections

Figure 23 - Trail Overlook Details

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Figure 24 - Project Internal Circulation

Figure 25 - Typical Street Section

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Figure 26 - Typical Street Section

Figure 27 - Typical Street Section

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Figure 28 - Typical Street Section

Figure 29 - Typical Street Section

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Figure 30 - Typical Street Section

Figure 31 - Typical Street Section

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Figure 32 - Typical Street Section

Figure 33 - Typical Street Section

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Figure 34 - Typical Street Section

Figure 35 - Typical Street Section

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Figure 36 - Typical Street Section

Figure 37 - Typical Street Section

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Figure 38 - Typical Street Section

Figure 39 - Typical Street Section

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Figure 40 - Typical Street Section

Figure 41 - Typical Street Section

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Figure 42 - Typical Street Section

Figure 43 - Typical Street Section

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Figure 44 - Typical Street Section

Figure 45 - Typical Street Section

II. SPECIFIC PLAN SUMMARY

Figure 46 - Typical Street Section

Figure 47 - Typical Street Section

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Figure 48 - Typical Street Section

Figure 49 - Typical Street Section

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Figure 50 - Typical Street Section

Figure 51 - Typical Street Section

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Figure 52 - Typical Private Alley

Figure 53 - Roundabout & Traffic Calming Intersection Neckdown

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Figure 54 - On-Site Water System

Figure 55 - ~~On-Site Water Reclamation Facility~~ Sewer Collection System: On-Site Facility

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Figure 56 - ~~Off-Site Water Reclamation Facility~~ Sewer **Collection System: Off-**
Site Facility

Figure 57 - Water Reclamation Facility Location

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Figure 58 - Water Reclamation Facility Elevations

Figure 59 - Water Reclamation Facility Details

II. SPECIFIC PLAN SUMMARY

Figure 60 - Recycling Facility (RF)

Figure 61 - Recycling/Green Waste Drop-Off Facility

II. SPECIFIC PLAN SUMMARY

Figure 62 - Proposed School Site

Figure 63 - Conceptual School Elevations

II. SPECIFIC PLAN SUMMARY

Figure 64 - Existing Topography and RPO Steep Slopes

Figure 65 - Conceptual Grading Plan

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Figure 66 - Project Cross Sections

Figure 67 - Project Cross Sections

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Figure 68 - Project Cross Sections

Figure 69 - Proposed Storm Drains

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Figure 70 - Master Landscape Concept Plan

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Lilac Hills Ranch

SPECIFIC PLAN

FPO

III DEVELOPMENT STANDARDS AND REGULATIONS

A. DESIGN CONCEPT

B.

C.

D.

E.

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~~F. Street System~~~~III. THIS PAGE INTENTIONALLY LEFT BLANK~~ DEVELOPMENT
STANDARDS AND REGULATIONS**A. Design Concept**

With the adoption of the General Plan Update by the Board of Supervisors in August 2011, the Lilac Hills Ranch specific plan will be one of the first large scale projects to be considered by the County under the revised General Plan's new Goals and policies. These newly adopted regulations replaced planning concepts first adopted as long ago as 1979. The General Plan Update includes ten basic principles upon which all of the

III. DEVELOPMENT STANDARDS AND REGULATIONS

Goals and Policies of the six adopted elements of the Update rest. These principles include the following:

1. Support a reasonable share of projected regional population growth.
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.
5. Ensure that development accounts for physical constraints and natural hazards of the land.
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.
9. Minimize public costs of infrastructure and services and correlate their timing with new development.
10. Recognize community and stakeholder interests while striving for consensus.

In the process of designing, revising, and finally submitting the specific plan for review by the County, the applicants have taken into consideration how the project will advance each of these principles. The General Plan states that:

".. sustainability is a key theme of this General Plan and is inextricably related to a number of General Plan elements, as well as land use topics."

The land use plan for the Lilac Hills Ranch has been specifically designed to encourage pedestrian-oriented sustainable Community design. The specific plan utilizes the compact model of sustainable village development and includes a variety of small lot sizes, single family attached and mixed-use housing in a compact development footprint to reduce development impacts, reduce traffic trips both on-site and off-site and transfers the burden of many traditional public improvement costs to private development.

Future residents in Lilac Hills Ranch will benefit from the pedestrian orientation and priority that governs the layout of the streets and trails; the diversity in housing and

services; a well preserved and maintained natural landscape; and the ongoing quality of life of the Community.

B. Street System

1. Public Roads

a. Off-Site Circulation Plan

Regional access to Lilac Hills Ranch is from West Lilac Road, a Mobility Element Road, which forms the northern boundary of the Community. The project includes a General Plan Amendment to the Mobility Element to change West Lilac Road's Mobility Element Classification from a 2.2C to a 2.2F Light Collector. Currently, this Classification change occurs at the intersection of West Lilac Road and Covey Lane and this project proposes to move this Classification transition point to the future westerly intersection of West Lilac Road and Main Street. The on-site frontage portion of West Lilac Road will be constructed as required by PDS based upon 2.2F road standards (~~Figure 16~~ ~~(Figure 16 — Proposed Mobility Element Plan)~~ Proposed Mobility Element Plan). West Lilac Road, a public road is designed to comply with County Mobility Element standards (as submitted with noted exceptions) for public streets and with the Valley Center Community Right of Way Development Standards which provides standards for public road improvements. From the Community, West Lilac Road leads directly west to the Walter F. Maxwell Memorial Bridge over I-15 with access to the freeway both north and south and to State Route 76 heading west and east. Off-site roadway improvements are identified in the Traffic Impact Study.

b. Public Road System Improvements

West Lilac Road

1. West Lilac Road is designated as part of the County maintained road system which for the segment fronting Lilac Hills Ranch currently exists largely without benefit of a dedicated public right of way. The Community will dedicate and construct a portion of West Lilac Road (as submitted with noted exceptions) which forms the northern boundary of the Community to Mobility Element standards as required by PDS and shown on the Implementing Tentative Map.

Lilac Hills Ranch proposes to dedicate and install a Community ~~Trails~~ segmentpathway along the entire on-site length of the south side of West Lilac Road. This ~~public-trailpathway~~ will be built as a Type D – Pathway (Typical) Existing Conditions within a 12-foot section of the road right of way including an 8-foot Decomposed Granite (DG) treadway and landscaping per the guidelines and standards set forth herein. A maximum 6-foot tall noise wall (this may be a combination of earthen berms and block

walls) along the property line on the south side of the road, buffering residences from traffic noise, will be constructed.

2. **Covey Lane:** Located about half way down the eastern boundary of Lilac Hills Ranch is an on-site private road connecting to a public right-of-way/easement on the eastern end of Covey Lane just west of West Lilac Road. The off-site public portion of this road will be improved within an existing road easement Irrevocably Offered for Dedication to the County for a distance of approximately 600 feet to its connection with West Lilac Road. The road will be improved to interim County public road standards (28-foot paved width on a 40-foot graded section).

2. Private Roads

a. Community Circulation Plan

The on-site circulation plan for Lilac Hills Ranch creates an efficient network of private roadways to accommodate the Community's traffic. The Project Internal Circulation plan is illustrated in **Figure 24** ~~Figure 24~~ – **Project Internal Circulation**, and typical street sections are provided as **Figures 25** ~~Figures 25~~ through **52** ~~51~~. Within Lilac Hills Ranch, local residential streets define land uses and provide multiple access routes. Special standards are established by this Specific Plan to reflect the traditional character and rural theme of the Community. One of the more important aspects of the planning for Lilac Hills Ranch was to prioritize pedestrian activity. Pedestrian safety is essential to achieving this goal and that requires multiple approaches to traffic calming. The Community has implemented traffic calming features including: roadway design (such as roundabouts, one-way streets and slightly curved streets), road features (such as bulb-outs and on-street parking) and landscaping (such as landscaping areas for trees to be planted close to the curb) to cause automobile drivers to reduce their travel speeds without resorting to less effective measures (such as speed bumps or posted speed limits). The Lilac Hills Ranch EIR, General Plan Amendment Report and Traffic Study describe all of the circulation improvements and their benefits in detail.

The Community road system is designed to meet the requirements of the forecast future traffic volumes. Some of these design features will include streetlights and standard curbs and gutters where appropriate (such as the Town Center and Neighborhood Centers).

b. On-Site Private Road Improvements

The private Road System completes the Community road system. The Community streets are private roads, built to meet the private road standards included in this specific plan on **Figures 25** ~~Figures 25~~ through **52** ~~51~~ and achieve the Community Goals. The private roads will be implemented, owned, operated, and maintained with either dedicated fee title or easements to the future Community HOA. The entire road system in the Community is available to the general public for access from the public road network with the exception of the Senior Citizen Neighborhood which includes gates at both the northern and southern entrances. There are three categories of private streets; major, minor and cul-de-sacs, each with specific design standards.

- i. **Major Private Streets** include a 26 to 40 feet wide pavement within a 36 to 62 feet wide easement including up to a 6-foot wide landscaped parkway separating a 5-foot wide detached meandering sidewalk on each side of the road from the street. In some instances, this occurs on only one side of the road and the other side of the road has a dual use trail.
- ii. **Minor Private Streets** include a 32 to 36 feet wide pavement within a 42 to 58 feet wide easement including either a meandering 6-foot wide landscaped parkway or a 5-foot wide detached sidewalk separated from the street by up to a 5-foot wide meandering landscaped parkway. These types of streets are not expected to see average daily vehicular traffic exceeding 1,500 trips.
- iii. **Private Cul-de-sac or loop Streets** include a 32-foot pavement within a 42 to 54 feet wide easement including either a meandering 6-foot wide landscaped parkway or a 5-foot wide detached sidewalk separated from the street by up to a 5-foot wide meandering landscaped parkway. These types of streets are not expected to see average daily vehicular traffic exceeding 400 trips on the Cul-de-Sac streets, and 200 trips on Loop Streets.
- iv. **Roundabouts:** An additional traffic calming feature used in conjunction with the Couplet is the roundabout. This feature is used at selected traffic intersections to help manage the flow of traffic and enhance the pedestrian activity. For example, four roundabouts are proposed on Main Street in Phase 1: (one on each entry into the Community at the west and east side of Main Street, one at the westerly intersection of Main Street and Street C, and one at the easterly intersection of Main Street and Street Z.) Roundabouts will be designed in accordance with appropriate County standards.

- v. **Main Street** is the primary entry into Lilac Hills Ranch and serves as the formal public road gateway, introducing the Town Center identity and character. Within Lilac Hills Ranch, Main Street consists of a western segment, a middle segment, and an eastern segment. The western and eastern segments are nearly identical in their typical section consisting of a ~~7851 to 8473~~ feet wide private ~~road-easement~~street lot with two 13-foot travel lanes and two 5 ~~to 7~~feet wide bike lanes in either direction separated by a landscaped ~~405 to 4410~~ feet wide median and landscaped parkways on both sides of the street. On street parking will be provided on one-side of the street as necessary.

The middle segment within the Town Center splits the road into 2 one way roads often referred to as a couplet. The southern leg (east bound) has commercial/mixed-use development on both sides of the road as it enters the Town Center from the west and ~~parks on either side of the road as it exits the~~ Town Center on the east. The street section for the ~~southern leg~~majority of the couplet consists of a ~~3850-foot R.O.W., private street lot~~ allowing for a 13-foot travel lane, 5-foot bike lane, and 8 feet for on-street parking on both sides- ~~(the road section narrows by 5-feet at the town square, along the square's parkway).~~ Turn lanes can occur as needed to access uses on both sides of each couplet street.

The purpose of the couplet is to implement a pedestrian-prioritized dimension while carrying the same volume of traffic as provided by a conventional large capacity street system at lower vehicle speeds. A significant portion of the southern leg is planned for commercial/mixed-use buildings on both sides of the street. The Town Center design standards allow for the commercial-mixed-use buildings on both sides of the street and for this portion of the segment to front directly behind the curb so that the second story can extend over the sidewalk (see ~~Figures 75, 76, 76 and 77~~Figures 75, 76, 76 and 77). The effect is to create a pedestrian arcade, directly at the curb. This is a vintage design configuration found in many old towns across the country, integrating pedestrian movement through architectural facades that foster activities such as sidewalk dining, farmers markets and sidewalk art fairs. These planning features integrate the building and streets to establish a small town feel and reinforce the pedestrian dominance of the town center and identity of the Town Center as a pedestrian place. This is a classic traffic calming and Community enhancement strategy brought to the Town Center to help in place making.

The northern leg (west bound) of the couplet is aligned one block north providing a brief sense of an urban grid, with parks, and commercial-mixed uses on the south side of the street and with single family detached and attached uses on the north side of the street. ~~The street section for the northern leg consists of a 47-foot R.O.W., allowing for a 13-foot travel lane, 5 foot bike lane, 8 feet for on-street parking on both sides plus a parkway on the north side~~

~~of the street adjacent to the residential areas that will include a 5-foot meandering sidewalk separated from the street.~~

- vi. **Couplet Alternative:** The intent of the Specific Plan is to include the couplet as the road design for the segment shown for Main Street in the Town Center area of Phase 2. The couplet is a significantly more expensive road design because two roads are being built instead of one. This Specific Plan provides for this design feature but does not require its implementation due to economic uncertainties. The Specific Plan also provides the street section for this segment of Main Street without the couplet and based upon standard County public road design. The decision whether to go forward with the couplet design or to use a standard County road design will be resolved with the recordation of the Final Map for Phase 2.

The EIR includes this alternative design for Main Street in the event the couplet is not implemented with the Phase 2 Final Map. The design includes, in addition to the road design change for Main Street, the minor adjustments to the configuration of uses for the adjacent parcels, and other streets and intersections. The discussion in the EIR assesses any land use impacts in terms of numbers of dwelling units, amount of commercial and/or mixed-use gained or lost and revised **Table 3 – Land Use Summary by Phase** also included to show any adjustments in area or dwelling units. Implementation of the standard road design will not require a Specific Plan Amendment or a revised Master Tentative Map. The alignment of the alternative design for Main Street would be between the two couplets.

- vii. **Private Road Surfacing:** Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community. Permeable pavers have been a preferred design element for both commercial and residential developments due their enhanced durability, low maintenance requirements, aesthetic character and low environmental impact. Pavers have the ability to visually and audibly alert drivers to slow down as they are entering areas with increased pedestrians and bicycle riders such as town centers, schools and interior residential areas. This will greatly enhance the safety, quality of life and promote walkability of any neighborhood.

The permeable paver structural section offers significant capacity to store excess runoff volume within the void spaces of the base material. Pavers add another component to the storm water runoff treatment that further enhances the runoff water quality leaving the project site. In conjunction with the reduced detention basins, bio-retention area and other BMP facilities, the paver will greatly contribute to the proposed project being hydrologically invisible.

c. Off-Site Private Road Improvements

III. DEVELOPMENT STANDARDS AND REGULATIONS

Lilac Hills Ranch includes additional access to the County road system via four private road easements.

- i. **Lilac Hills Ranch Road:** This private easement connection is located immediately north of Covey Lane for a distance of approximately 500 feet. This 62-foot easement will be improved off-site on a parcel of land owned by the owners of Lilac Hills Ranch. The easement will be improved to 40-foot wide per County Private Road standards (Two 12-foot travel lanes with two 8-foot parking lanes).
- ii. **Street B;** This private easement connection is located approximately 1,500 feet to the south of Covey Lane along the eastern boundary within the central portion of the Senior Citizen Neighborhood of Lilac Hills Ranch. This private easement will provide access for the central portion of the Senior Citizen Neighborhood easterly to Rodriguez Road just south of the West Lilac Road and Covey Lane intersection. This 50-foot easement will be improved off-site for a distance of 310-feet to its connection with Rodriguez Road. The easement will be improved to provide for two 12-foot travel lanes to County Private Road standards. Rodriguez Road is also a 40-foot wide private easement road that may require surface improvements necessary to accommodate the access requirement for the Phase 4 gated access easement road.
- iii. **Mountain Ridge;** This private easement connection is located at the southerly terminus of Lilac Hills Ranch Road as it exits the Senior Citizen Neighborhood of Lilac Hills Ranch. This private easement will provide access for the southern portion of the Senior Citizen Neighborhood to Circle R Drive, a County maintained public road with access to the west to Old Highway 395. This 40-foot easement will be improved off-site for a distance of 3,800 feet to its connection with Circle R Drive. The easement will be improved to provide for two 12-foot travel lanes to County Private Road standards.

iv. **Rodriguez Road;** This existing 40-foot wide private road easement bisects Phase 5 of Lilac Hills Ranch, approximately 1,300 feet northerly of the southern-most project boundary, and then heads offsite, northerly, for about 2,650 feet until it dead-ends into Covey Lane about 60' westerly of the intersection of Covey Lane and West Lilac Road. This existing paved private road will only provide emergency access for Phases 4 & 5 of Lilac Hills Ranch. Access to Rodriguez Road from Lilac Hills Ranch will be restricted by a fire apparatus access gate that will only be opened during emergencies. Rodriguez Road may require surface improvements necessary to accommodate the emergency access requirements for Phases 4 & 5.

d. Parking

Residential developments will provide off-street parking in the form of garages and on residential driveways. On-street parking will also be provided.

The Town Center will accommodate its parking needs through a combination of on-site parking spaces required for each dwelling unit, a shared parking permit ([Administrative Permit](#)) as required by County Ordinances for the Mixed-Use and Commercial services parking, and use of on-street parking.

The school, public parks, private parks, private recreation site, and Water Reclamation Facility site provide on-site parking areas adequate to accommodate average daily needs for staff and visitors and this parking shall be shared with the adjoining uses when possible. The parking areas will all include perimeter and interior landscaping. Street parking when provided will be considered as part of the overall parking requirements for each permitted project. These facilities will provide additional shared parking opportunities for the surrounding uses.

3. Trail Network

Lilac Hills Ranch has an extensive trail network of 32 miles that establishes the pedestrian priority of the community that will encourage residents and visitors to park their vehicles and explore the Community via the trails network, as encouraged by a number of General Plan policies. All the trails will be dedicated to the public and maintained by the Lilac Hills Ranch HOA except those within the gated Senior Citizen Neighborhood and within or between private residential lots or homes, which will only be available to the Gated Senior Citizen Neighborhood. The Senior Citizen Neighborhood is bounded by the Ranch Multi-Use Trail on the west, south and part of the east. A trailhead is provided in Phase 2, co-located with the Recycling Facility (~~Figures 60~~ **Figures 60 and 61**) which provides a central location for access to the trail system. On-street parking is located throughout the Community and will accommodate visitors to the area who wish to access the trail network.

Public Trails on the County Master Trails Plan include two County Regional trails planned to cross the Lilac Hills Ranch Community. The first trail, located in Phase 1 roughly parallels 'Existing' West Lilac Road in an east-west direction along the northern boundary of the Community and is classified as a Third Priority Pathway by the County. The second trail, also classified as a Third Priority Pathway is planned to cross from east to west along an existing ~~Valley Center Municipal Water District (VCMWD)~~ water easement in Phase 4, a portion of which may be constructed on-site. They are available for equestrian use as multi-use trails. Additional trails are provided by the Ranch Multi-Use Trail, Feeder Trail, and Community Trails as described further below:

a. Multi-Purpose ~~Trail~~Pathway (Type D – Pathway (Typical) Existing Conditions)

A Multi-Purpose Public ~~trail~~pathway is located as shown on ~~Figure 21~~ **Figure 21**. The Type D – Pathway (Typical) Existing Conditions Multi-Purpose ~~trail~~pathway is located on-site within the pathway (south side) of West Lilac Road and includes an

8-foot decomposed granite treadway, within a 12-foot landscaped pathway. As the trail enters the property from the west it is looped southerly on-site away from West Lilac Road for a short distance to better accommodate the trail design and to reduce environmental impacts before it connects up to the pathway segment within the West Lilac Road right-of-way. The segment within the loop is labeled as a Ranch Multi-Use Trail which also allows for equestrian uses. This connects to the Ranch Multi-Use Trail that extends to the southern edge of the Community including linkages to the County Multi-Purpose trail at the southeast and southwest of the Community in Phase 5.

b. Ranch Multi-Use Trail

The Community includes a public north-south Ranch Multi-Use Trail located within the natural and/or improved open space within a public trail easement. The Ranch Multi-Use Trail is used to connect to the County Master trail segments on the north and south of the Community and the Feeder Trails. This public trail easement will be 10 to 12 feet wide and the treadway will be a minimum 3-foot wide constructed with decomposed granite or other suitable material.

c. Community Trails

The Community Trails shown on the Lilac Hills Ranch Trails Plan ~~(Figure 20~~ **(Figure 20** provides access from one neighborhood to another, from the Town Center to the northern Neighborhood Center and connects to the County Regional Trails, Ranch Multi-Use Trails and Feeder Trails. Community trail easements will be 5-12 feet wide with a minimum 3-foot decomposed granite treadway.

d. Feeder Trails

These public and private multi-purpose trails are located within private neighborhoods, community open space, and dedicated open space within public trail easements which parallel private streets in the Community ~~and within public road right-of-way~~. These trail easements will be between 5 to 12 feet wide and the treadway will be a minimum of 2 feet wide constructed with native materials from their immediate location, decomposed granite or other suitable material.

e. Bike Lanes and Paths

Bike travel is accommodated both on Main Street with 5-foot wide bike lanes in each direction (including through the Town Center) and on all of the Multi-Purpose and Multi-Use trails. These bike lanes and trails will provide another alternative to the automobile and further prioritize non-automotive transportation within the Community. In addition, these bike lanes and trails are designed to increase the safety of the bicyclist as they navigate the road and trail system in this part of the County.

All trail locations are graphically depicted on ~~Figure 20~~ **Figure 20 – Trails Plan**. Trail cross sections are depicted on ~~Figure 21~~ **Figure 21** and ~~22~~ **22**. ~~All the. The majority of~~ trails ~~will be~~ dedicated to the public and maintained by the Lilac Hills Ranch HOA ~~except those are in Phases 1 through 3. The private trail system is within the gated Senior Citizen Neighborhood in Phases 4 and other private lots or homes~~ **5**.

C. Zoning

1. Planning Areas – Description and Zone Boxes

The following section provides a description of land uses and zoning found in the Lilac Hills Ranch. Dimensions and standards noted are minimums. Minor variations may be permitted subject to PDS Director review or Final Map approval, providing the minimums specified herein are maintained as average minimums. County zoning nomenclature is used.

2. Town Center and Neighborhood Centers

The C34 Use Regulations are applied to the Town Center and to the two Neighborhood Centers. The C34 Use Regulation authorizes a wide variety of land uses necessary to create the mixed-use neighborhood centers. The C34 Use Regulations requires that, for this project, all development will require the approval of a Site Plan. Development standards for the C34 Zone are found in the proposed zone boxes below and indicate that the maximum building height for commercial and mixed-use structures would be three stories and 35 feet. Exceptions to the 35-foot height limit would require approval of the County and be permitted only for architectural articulation associated with towers or other non-habitable projections pursuant to the process detailed in Section 4600 of the Zoning Ordinance.

Commercial and mixed-use development will require Site Plan approval (pursuant to the "V" Setback Regulator, and the "B" and "D" Special Area Designator) as required to ensure that development will conform to the design guidelines for such development in accordance with Section III of this Specific Plan and ~~Figure 82~~ **Figure 83- Town Center Development Standards Table**. All of these uses will be regulated by the C34 Use Regulations and Development Guidelines in Section III of the Specific Plan. Single Family attached and mixed-use residential development will require Site Plan approval (pursuant to the "D" Special Area Designator) as required to ensure that development will conform to the design guidelines for such development in accordance with Section III of this Specific Plan, the Attached Development Standards Table and the Mixed-Use Development Standards Table in Section III - Development Standards and Regulations.

III. DEVELOPMENT STANDARDS AND REGULATIONS

As described further in Section III-E. Architectural Design, and in Section V, detailing consistency with the San Diego General Plan, the Town Center is also consistent with the Valley Center Design Guidelines. County Use Regulations (zoning) for the Town Center is shown in Table 4.

**Table 4-Table 6 - Zone Box - Town Center/Neighborhood Centers/
General Commercial Residential**

Use Regulation		C 34
Animal Regulation		A
Development Regulations	Density	—
	Lot Size	1,000 square feet
	Building Type	P
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	6 H
	Lot Coverage	-
	Setback	V
Open Space		B
Special Area Regulations		B and D

3. Single Family Residential Areas

Outside of the designated Town Center and the two Neighborhood Centers, all of the residential areas are for detached single-family only. The RU Use Regulations are applied to the areas designated principally for detached single family use. The maximum permitted building height for residential single-family structures will be 35 feet; homes would be 1 or 2-story. Permitted uses within the RU Use Regulation include those allowed by Section 2140 of the Zoning Ordinance which includes: single-family residential, institutional, and civic uses, and infrastructure. All of the civic-institutional uses shown on the Specific Plan map for areas regulated by the RU Use Regulations (Group Care, Group Residential, Senior Center, K-8 School site, the 'Institutional site, Parks, Private Recreational use site) are authorized in the RU Use Regulation, although some of the uses will require additional discretionary permits.

The single family residential neighborhoods are located throughout the project site, except for the Town and Neighborhood Centers. All single-family residential development would be regulated by the application of the "D" Special Area Designator in the RU Use Regulation, which requires that a detailed Site Plan be submitted and approved with each Tentative Map proposing single family lots. The Specific Plan includes a "**Single Family Residential Development Standards**" table ~~(Figures 99)~~(Figures 98 and 99100) which specifies the standards for the development of single family lots. The Ordinance adopting the RU Zone Box will also specify that the purpose of the Site Plan is to ensure that each lot is identified with a Lot Configuration number from the table, that each lot meets the minimum requirements in regards to ~~lot size~~, width and depth, and that each lot shown on the Site Plan meets the setback for each lot. Finally, the Site

Plan will also indicate with the letters A through F which architectural style has been selected for the lot and demonstrate that it conforms to the palette of architectural styles (~~Single Family Conceptual Elevations” Figures 113~~[Lot Layout” Figures 100 through 119](#)~~117~~) included in the Specific Plan.

~~Table 5~~ **Table 7 - Zone Box - Urban Residential**

Use Regulation		RU
Animal Regulation		B
Development Regulations	Density	—
	Lot Size	3,200 2,800 square feet
	Building Type	F
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V
Open Space		
Special Area Regulations		D

The zoning allows the Community's neighborhoods as they are subdivided and developed to meet changing market demands over time relative to lot size, neighborhood density and subdivision design all within the design parameters established in the following sections of the Specific Plan. Accessory Structures are permitted in accordance with the Zoning Ordinance, Section 6156 for permitted uses, and Section 4835 for setback regulations.

4. Planning Areas – Allocation and Transfer of Residential Units

The residential dwelling units authorized by the Specific Plan are distributed among the 22 planning areas which allow residential uses as shown on **Table 3 - Land Use Summary by Phase**. All residential development must be implemented by approved subdivision maps and/or Site Plans. Transfers of dwelling units may be authorized between any planning areas with dwelling units authorized on **Table 3** as a part of the Site Plan approval process so long as the overall maximum number of units approved by this Specific Plan (1,746) is not exceeded. Mixed-Use Residential or Single Family Attached cannot be transferred into any areas with the RU Use Regulation. Mixed-Use Residential or Single Family Attached can be transferred between the C34 areas. [The Senior Citizen neighborhood is required to have a minimum of 468 single family detached homes. Transfers of residential units do not reduce the amount of commercial uses allowed by this plan.](#)

Transfer Process – The first Site Plan application requesting to transfer dwelling units in the Lilac Hills Ranch shall add a modified version of **Table 3** from the Specific Plan text to include all of the residential areas within Phases 1 through 5 to the cover page of the Site Plan plot plan. An additional column shall be added on the right-hand side of the modified table to include all residential areas as shown below.

Table 6 – Table 8 - Allocation and Transfer of Residential Units

Area	Land use	Acres	DU's	Du increase / decrease	Site plan Number
SF 1	Single Family	23.5 31.8	170 176		
SF 2	Single Family	44 15.8	92 86		
SF 3	Single Family	13.9 15.0	83 90		
		119 121.5	345 352		

The Site Plan number for the Planning Area receiving the density shall be entered on the appropriate line, and the new total number of units permitted for the Planning Area, and the new, increased total for the Phase shall be entered, and the new total for the Phase entered. The Planning Area where the units are being taken from shall likewise be modified with the decrease entered on the appropriate line along with the Site Plan number and the new reduced total for that phase entered for the appropriate Phase Table. The granting section of the Site Plan Form of Decision shall note the increase and which Planning Area was the source for the increase.

Each subsequent Site Plan requesting any transfer of units into a planning area, must follow the same procedure and provide an updated **Table 6** on the cover sheet of the Site Plan showing all previously approved residential Site Plans within Lilac Hills Ranch, the Site Plan number and the number of units authorized by the Site Plan.

D. Site Design/Landscape Design

1. Landscape Concept

The existing environmental setting of Lilac Hills Ranch includes field agriculture and orchards, minor riparian corridors, and native oaks. This setting provides the inspiration for a California foothills landscape theme that proposes the conservation and integration of the existing environment with these open space resources. Grove and pasture-like plantings are planned along major

streetscapes and adjoining slopes. Accent plantings of Oaks and Sycamores will occur at channel crossings and drainages. Traditional materials such as stone and wood, that complement the natural and rural landscape, will be used.

The Valley Center [and Bonsall](#) Design Guidelines [includesinclude](#) site design and landscape design standards (including suggested planting pallets) for developments subject to their review authority. For this specific plan that would include; the commercial, [and](#) mixed-use ~~and multi-family~~ development applications in the areas subject to the C34 Use Regulations (Town Center and two Neighborhood Centers), and the civic and institutional uses (Group Care, Group Residential, Senior Center, K-8 School site, the 'Institutional site, Parks, and Private Recreational use site) permitted by this specific plan in the RU Use Regulation.

Along the three public parkways landscaping will consist of pedestrian scaled plantings with accent plantings of Olives, Sycamores, and Oaks. All median landscape planting shall conform to County regulations regarding "line of site" and "sight distance." The fencing and informal pedestrian trails will complement the streetscapes and reinforce the rural character intended for these corridors. A combination of walls and landscaped berms will be used for noise attenuation and visual screening of vehicular use and service areas. At the Community entries and public use areas the landscape will transition to a more village-like theme with accent plantings, decorative stone walls, vine arbors, and sensitively designed signs. Drought tolerant and native plant materials will be used where feasible. Low scale plantings will be used adjacent to driveway entrances and street corners to maintain visibility for safety. Common area landscapes and recreational areas will be linked by a network of trails serving both pedestrian and equestrian users.

Plant materials will be selected and located to prevent the rapid spread of brush fires in accordance with the Fire Protection Plan prepared by Firewise 2000 Inc. This plan consists of Fuel Management Zones designed to create defensible spaces around structures to prevent the spread of fire. Perimeter Fuel Management Zones are depicted on **Figure 137** ~~Figure 135~~ – **Fire Protection Plan**. A consistent landscape theme will thread throughout the Community, serving as a cohesive link for the various Community land-uses. A series of low scaled entry monuments, fencing, lighting and pedestrian paths, designed to reinforce the rural landscape theme, will provide further design continuity for the Community. These elements will be designed to reflect the Community enhancements while referencing the rural, agricultural themed setting.

The Specific Plan guidelines provide a framework to ensure consistency with the related portions of these documents by:

- a) Preserving visually dominant ridgelines, and scenic high quality open space resources; and,
- b) Incorporating "best practice" guidelines to site design, lighting, landscaping, and architecture.

This consistency will minimize visual impacts and improve visual compatibility with the surrounding area. Architecture is designed to vary massing, encourage shadow patterns, and relate in color to elements in the natural surroundings. The Community landscaping utilizes native and low water plant materials that are similar in color and texture to the surrounding natural hillsides, and manufactured slopes will contain masses of plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Community.

Additionally, trees will be planted on slopes, along streets, and within HOA open space areas to visually buffer the Community from view. Native trees and shrubs such as Sycamores, Oaks, Madrone, Currant and Toyon as well as local Apricot, Lemon, Orange, Guava, and Avocado may be planted along parkways. Natural materials, rural styled fencing, and grove-like plantings of trees will be utilized throughout the Community to relate to and enhance the rural visual setting consistent with the applicable provisions of the Design Guidelines of this Specific Plan.

Figure 70~~Figure 70~~ – The Master Landscape Concept Plan depicts the generalized locations of landscape zones and features described below.

Community landscaping shall comply with the applicable requirements of [the Valley Center and Bonsall Design Guidelines](#), and the Design Guidelines of this Specific Plan for commercial and mixed-use planting areas. All proposed planting and improvements within the public right-of-way for streets within the Community are subject to approval by the County of San Diego's Department of Public Works.

2. Landscaping General

- a) All landscape and irrigation plans shall be prepared by a licensed California landscape architect, California Registered Architect or Civil Engineer and shall be submitted to the County of San Diego and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with these guidelines. Plans shall be in compliance with the County's Water Conservation Landscaping Ordinance, the Water Efficient Landscape Design Manual, the Design Guidelines of the Specific Plan, the County's Grading Ordinance, ~~and~~ the Off Street Parking Design Manual [and the VCMWD policy Article 190.7 regarding Conservation and Local Supply Use Requirements](#).

III. DEVELOPMENT STANDARDS AND REGULATIONS

- b) Landscape design shall be used to define areas by creating focus at entries, screening unsightly areas, softening expanses of pavement and large buildings and providing transitions and separations between Lilac Hills Ranch and the surrounding community.
- c) Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals. Larger specimen trees should be used at entries and at key locations within the development.
- d) Landscaping shall be in conformance with the County's requirements for sight lines and access.
- e) Areas around buildings shall incorporate a mixture of trees, shrubs, vines, and groundcovers designed to complement the design theme of the Community.
- f) Fruit trees shall be properly maintained on a regular schedule maintenance program and will be maintained by the HOA along with the other trees on the planting palette.
- g) An encroachment permit will be applied for all irrigation and planting within public street right-of-ways.

3. Landform Grading Guidelines

The design plan for Lilac Hills Ranch strives to minimize grading and create visually pleasing landforms. The following are guidelines for grading and slope design.

- a) Create elevation changes within the property that strive for a balance of cut and fill grading.
- b) Use grade changes to optimize views and a sense of spaciousness.
- c) Use grade changes between different land uses where separation and buffering is desired.
- d) To the extent possible, avoid cut and fill over 30 feet.
- e) Use landform grading techniques where appropriate, in slopes over 25 feet in height.
- f) Use varied-height trees, shrubs, and groundcovers to undulate the surface of slopes.
- g) Use state-of-the-art erosion control, irrigation, and water management practices to protect slopes.

4. Road Landscaping

a. West Lilac Road and Town Center Landscape Zone

Description: The parkways and adjoining slopes of West Lilac Road will reflect the agricultural history of the site and California Foothills landscape theme of the Community. Formal groves trees, with informal accent groupings of Oak and Sycamores, will form the primary landscapes of these roadways. Adjoining slopes will additionally be planted with native and drought tolerant species. Details such as rural themed rail fences vine arbors, low stone walls, and decomposed granite trails will be used to further reinforce the design theme along this corridor. As discussed above the Valley Center Design Guidelines includes landscape design standards including suggested planting pallets for developments subject to their review authority which includes both the West Lilac Road frontage and the Town Center Landscape zone. The plant selection list (see VC Guidelines Section 4-H) includes 'recommended' species, but also allows other species when they are drought tolerant and have low flame spread potential. The list below includes both plants on the Design Guideline list and others which meet these criteria.

[Maintenance of the pathway landscaping for this on-site public road segment will require the formation of a County Landscape Maintenance District.](#)

Acceptable Species:

Botanical Name Common Name Specifications

Primary Street Trees:

Olea europea 'Wilsoni' Fruitless Olive Tree 20'H x 20'W

Platanus racemosa California Sycamore 75'H x 40'W

Tabebuia impetiginosa Pink Trumpet Tree 35'H x 25'W

Slope and Erosion Control Trees:

Juglans californica California Black Walnut 25'H x 20'W

Metrosideros exelsus New Zealand Christmas Tree 30'H x 30'W

Cercis Occidentalis Western Redbud 20'H x 18'W

Parkway and Slope Shrubs and Groundcovers:

Gazania splendens Sunrise Yellow 6"H x 4"W

Rosmarinus officinalis prostrates 18"H x 3'W

Vinca major Periwinkle 12"H x 2' W

Encelia Californica Lilac 5'H x 7'W

Heteromeles arbutifolia Toyon 7"H x 10'W Hydroseed Mix "A"

Raphiolepis spp India Hawthorn 4'H x 5'W

Salvia ssp Sage 3'H x 4'W

Fruit Trees:*Citrus spp.*– Orange and Lemon Trees 20'-25' H x 20'W*Olea spp.* – Olive Trees*Persea spp.* – Avocado Tree 25'H x 20'W*Psidium spp.* – Guava Tree 15'H x 10'W**Table 7–Table 9 - Hydroseed Mix “A”**

Minimum % Pur/Germ		Lbs/acre	Species, common name
2	55	2	Diplacus puniceus, Red Monkey
40	60	4	Encelia californica, Bush Sunflower
N/A	2		Eschscholzia californica, California Poppy
N/A	2		Helianthemum mutabile, Sun Rose
40	60	4	Lotus scoparius, Deerweed
95	80	2	Lupinus bicolor, Lupine
95	85	2	Lupinus succulentus, Arroyo Lupine
N/A	1		<i>Phacelia parryi</i> , Parry's Phacella
70	50	4	Salvia apiana, White Sage
40	30	2	<i>Stipa pulchra</i> , Purple Needle Grass
N/A	2		<i>Vulpia myuros</i> , Zorro Fescue

b. Lilac Hills Ranch Road and Interior Slopes

Description: Lilac Hills Ranch Road is designed as a Community Promenade and features a landscaped parkway. This parkway contains a 5-foot meandering concrete Town Center Pathway. The parkway and adjoining slopes are designed to reflect the rural agricultural history of the site and California foothill design theme established for the Community. Formal grove rows of trees (including fruiting varieties and pasture, interrupted occasionally with informal accent tree groupings of Sycamores, Western Redbud and Oaks will compose the primary landscapes of this roadway. Adjoining slopes will be planted with native and drought tolerant species. Details such as rail fences, vine arbors, low stone walls, and decomposed granite trails will further reinforce the California foothill theme of this corridor. Interior slopes share similar characteristics with slopes adjacent to the Promenade parkway. These slopes serve as a transition between streets and adjoining neighborhoods and provide opportunities for screening, buffering, and visual softening of manufactured slopes and neighborhoods.

Acceptable Species:

Botanical Name Common Name Specifications

Primary Street Tree:

Pistacia chinensis Chinese Pistache 40'H x 35'W

Olea europea 'Wilsoni' Fruitless Olive Tree 20'H x 20'W

Background and Accent Trees:

Arbutus unedo Strawberry Tree 25'H x 25'W

Chionanathus retusus Chinese Fringe Tree 20'H x 15'W

Parkway, Vines, and Groundcovers:

Gazania splendens Sunrise Yellow 6"H x 4" W,

Vinca major Periwinkle 12"H x 2' W,

Lantana spp Lantana 2'H x 3'W,

Eucelia californica Coast Sunflower 3'H x 4'W,

Rhapnirolepis spp Inida Hawthorn 4'H x 5'W,

Rosa californica California Wild Rose 10'W

Vitis spp. – Grapevines

Fruit Trees:

Citrus spp.– Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Percea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

c. Naturalized Transitional Landscape Zone

Description: Significant areas of open space are adjacent to portions of the Community's perimeter, offering opportunities to create blended transitions between the developed, ornamental portions of the Community and the surrounding agriculture or natural open space. Primarily native and naturalizing drought tolerant plant species will be used in these areas with possible addition of groves of fruit trees.

Fuel modification/brush management may also occur within this zone

Acceptable Species:

Botanical Name Common Name Specifications

Primary Tree*Quercus agrifolia* Coast Live Oak 60'H x 60'WAccent Tree*Platanus racemosa* California Sycamore 75'H x 40'WBrush Management Zones 2 and 3: Slope/ Erosion Control Trees:*Cercis occidentalis* Western Redbud 18'H x 12'W,*Metrosideros exelsus* New Zealand Christmas Tree 30'H x 30'W *Quercus agrifolia* Coast Live 60'H x 60'WBrush Management Zone 1: Shrubs, Groundcover and Vines:*Carex pansa* California Meadow Sedge 4"H x 8"W*Ceanothus* 'Centennial' Centennial Ceanothus 12"H x 60"W*Vitis* spp. – GrapevinesBrush Management Zones 2 and 3: Shrubs and Groundcovers:*Carex buchananii* Red Clump Grass 24"H x 24"W*Carex pansa* California 4"H x 8"WFruit Trees:*Citrus* spp.– Orange and Lemon Trees 20'-25' H x 20'W*Olea* spp. – Olive Trees*Persea* spp. – Avocado Tree 25'H x 20'W*Psidium* spp. – Guava Tree 15'H x 10'W**Table 8–Table 10 - Hydroseed Mix “B”**

Minimum % Pur/Germ		Lbs/acre	Species, common name
5	40	0.5	<i>Baccharis pil.ssp</i> consanguinea, Chaparral
2	55	2	<i>Diplacus puniceus</i> , Red Monkey Flower
40	60	1.5	<i>Encelia californica</i> , Bush Sunflower
35	75	3	<i>Eriophyllum confertiflorum</i> , Golden Yarrow
75	95	2	<i>Eschscholzia californica</i> , California Poppy
75	80	1.5	<i>Lasthenia californica</i> , Goldfields
95	70	2	<i>Lupinus hirsutissimus</i> , Stinging Lupine

~~Table 8~~ **Table 10 - Hydroseed Mix "B"**

Minimum % Pur/Germ		Lbs/acre	Species, common name
95	85	2	Lupinus succulentus, Arroyo Lupine
50	50	2	Orthocarpus purpurascens, Owl's Clover
N/A			Phacelia grandiflora, Giant Phacelia
95	75	2	Plantago insularis, NCN
95	75	3	Sisyrinchium bellum, Blue Eyed Grass
60	30	1	Stipa coronate, Giant Stipa
40	30	3	Stipa pulchra, Purple Needle Grass

5. Neighborhoods

a. Single Family Residential Areas:

Street Trees:

Gleditsia Triacanthus Honey Locust 35'H x 25'W

b. Single Family Attached and Mixed-Use Areas:

Street Trees:

Arbutus Marina Madrone 25'H x 20'W

Accent Trees:

Tabebuia impetiginosa Pink Trumpet Tree 35'H x 25'W

Chionanthus retusus Chinese Fringe Tree 20'H x 15'W.

Fruit Trees:

Citrus spp. – Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Persea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

Shrubs Vines and Groundcovers:

Coprosma kirkii Mirrow Plan 18"H x 3'W

Gazania splendens Sunrise Yellow 6'H x 4' W

Vinca major Periwinkle 12'H x 2'W

Ceanothus spp California Lilac 5'H x 7' W

Lantana spp Lantana 2'H x 3'W

Mahonia spp Barberry 5'H x 6'W

Raphiolepis spp India Hawthorn 4'H x 5'W

Salvia spp Sage 3'H x 4'W

Vitis spp. – Grapevines

6. Monumentation

a. Primary Lilac Hills Ranch Entry

The primary entry monuments are located on the west and east end of Main Street where it meets West Lilac Road. It provides a welcoming gateway to Lilac Hills Ranch and introduces the design theme (see **Figure 122**~~Figure 120~~ - **Project Entry Monuments**). The entry is located near groves, pasture, riparian habitat, and boulder-strewn hillsides. Elements from these landscapes will be incorporated into this shared entry. An informal grove of Sycamores will relate to the riparian landscape, foreground groves of Olives and vine arbors will reflect the areas agricultural past and stone walls will reflect the boulder speckled hillsides. Theme walls, signage, and accent plantings will reinforce the design theme. ~~Details of this entry are provided in Figure 120.~~

b. Secondary Lilac Hills Ranch Entry

The secondary Community Entry is located at the south end of Lilac Hills Ranch Road (see **Figure 122**~~Figure 120~~). This entry serves as a gateway unique to the Lilac Hills Ranch Community. While it will share elements common to the primary entry monument it is smaller in scale and more subtle in design.

c. Entry Monument Plant Material List

Primary and Accent Tree

Platanus racemosa California Sycamore 75' H x 40' W

Quercus agrifolia Coast Live Oak 60' H x 60' W

Lagerstroemia indica Crape Myrtle 25'H x 20' W

Tabebuia impetiginosa Purple Trumpet Tree 35' H x 40' W

Olea europaea Wilsoni Fruitless Olive Tree 20" H x 20'W

Shrubs, Vines and Groundcovers

Coprosma kirkii species 5' H x 5' W

Raphiolepis indica species 4' H x 4' W

Gazania splendens S. R. 6" H x 8" W

Hemerocalis hybrid Day Lily 4' H x 3" W

Vitis spp. – Grapevines

7. Pedestrian Design Concepts

Lilac Hills Ranch is designed as a rural, pedestrian-prioritized Community whereby a central Town Center and Neighborhood centers are located within a half mile radius ([2010](#) minute walk) of the residential use areas. Primary streetscapes are designed at a pedestrian scale and orientation including tree-shaded walkways, on-street parking to increase pedestrian safety, pedestrian scaled lighting, ([See Figure 134](#)) and shortened or enhanced crosswalks. The street system design has been specifically designed to maximize the use of pedestrian and bicycle transportation within the Community as recommended by the recent Complete Streets Report by SANDAG. Streets are designed to narrow the field of vision of the automobile driver with landscaping and building placement to reduce vehicle speeds while providing maximum pedestrian visibility and safety. The Open Space, Parks, and Trails Plan, and associated cross sections show the locations and composition of the Lilac Hills Ranch trail network.

a. Parks

The Community's park system is designed to provide both active and passive recreational opportunities for Lilac Hills Ranch residents (see [Figure 17](#) [Figure 17](#) — [Park Plan](#)) and the public. Public parks and private parks that receive park credit towards the obligations set forth in the Park Lands Dedication Ordinance will be designed in conformance with County [Department of Parks and Recreation](#) requirements. The following describes the Lilac Hills Ranch recreational facilities.

b. Public Parks

Lilac Hills Ranch will dedicate a public park (P10) to the County and provide those amenities described herein in accordance with the County's Park Lands Dedication Ordinance. The major park site will be located adjacent to the future school and private recreation sites that will ensure its location near other Community oriented public facilities ([Figure 132](#) ([Figure 130](#))). The park site will include ball fields, multipurpose fields, tot lots, basketball courts, open play area and family picnic areas with barbeque pits, and other amenities. The facility will be both dedicated to the County and constructed as a 'turnkey' facility by the Lilac Hills Ranch developers and maintained as a County public recreational facility.

c. Private Parks

A private park system with a minimum of 14 private parks is included in the Specific Plan. The [Village Green Town Center Park](#) located in the Town Center is a private park (P8) that serves as the focal point of the Town Center ([Figure 130](#) ([Figure 128](#))). This facility will be owned and maintained by an HOA and open to the public when Community events do not preclude its open public use. The

other private parks are located throughout the Community primarily to serve the Single Family neighborhoods and the Senior Citizen Neighborhood in Phases 4 and 5. As noted elsewhere in this specific plan the private parks in the Senior Citizen Neighborhood will not be available to the public since this neighborhood will be gated. **Figure 17 – Park Plan** shows the general areas planned for the public and private parks in the Community. The precise location of all the private parks will be established by the Implementing Tentative and Final Maps for each phase.

Concepts for these parks are illustrated in Section III. These parks will have a variety of uses which may include tot lots, open play areas, half-court basketball, sand volleyball, dog-runs/ bark-parks, picnic areas with barbeques, passive sitting areas and other uses and groves of trees for shade. The Village Green is envisioned as an integral component of the “Town Square” which will provide the Community a place to come together and hold social gatherings, recreational activities, fall and spring festivals etc. The facility will be owned, operated, and maintained privately. These private park dedications will count towards the developer’s obligation under the County’s Park Land Dedication Ordinance.

d. Park Plant Material List

Primary and Accent Tree

Agonis flexuosa Peppermint ~~Tree~~ Tree 35’ H x 25” W

Arbutus menziesii Madrone 25’ H x 20’ W

Cercis occidentalis Western Redbud 20’ H x 18’ W

Chionanthus rutusus Chinese Fringe Tree 20’ H x 15’ W

Juglans californica California Black Walnut 25’ H x 20’ W

Lagerstroemia indica Cape Myrtle 25’ H x 20’ W

Pistacia chinensis Chinese Pistache 40’ H x 35” W

Platanus racemosa California Sycamore 75’ H x 40’ W

Quercus agrifolia Coast Live Oak 60’ H x 60’ W

Quercus douglasii Blue Oak 50’ H x 50’ W

Quercus engelmannii Mesa Oak 50’ H x 50’ W

Tristania conferta Brisbane Box 50’ H x 35’ W

Shrubs, Vines and Groundcover

Arctostaphylos densiflora Sonoma Manzanita 6’ H x 8’ W

Callistemon viminalis ‘Little John’ 3’ H x 3’ W

Ceanothus ‘Concha’ NCN 7’ H x 10’ W

Cotoneaster lactens Red Clustering 10’ H x 12’ W

Heteromeles arbutifolia Toyon 12’ H x 18’ W

Leptospermum scoparium 'Ruby' 6' H x 8' W

Mahonia aquifolium Oregon Grape 5' H x 4' W

Raphiolepis indica species India Hawthorn 5' H x 5' W

Ribes speciosum Fuschia Flowering Gooseberry 6' H x 8' W

Coprosma kirkii NCN 2' H x 5' W

Ceanothus griseus Horizontal Carmel Creeping 2' H x 10' W

Cotoneaster horizontalis rock Cotoneaster 2' H x 12' W

Gazania species 12' H x 18" W

Myoporum parvifolium Prostrate Myoporum 2' H x 15' W

Vitis spp. – Grapevines

8. Private Recreational Facility (PF)

This facility will be owned and operated by a private recreation provider, and the private recreational facility will provide active indoor and outdoor uses such as: swimming pool, gym, basketball courts, tennis courts, etc. A concept site plan and elevations are illustrated as **Figure 78**~~Figure 79.~~

9. Fence Concepts

A comprehensive system of walls and fences is planned for Lilac Hills Ranch. The walls and fences included in the specific plan meet the general design requirements found in Section 5-Architectural Character (E. Walls, Fences, and Accessory Structures) in the Valley Center Design Guidelines and include the materials encouraged by the Guidelines. These walls and fences are designed using traditional materials, such as stone and wood-rail fences that complement the natural landscape while reflecting the Community enhancements and California foothill themed landscape. Walls and fences will be minimized to enhance the pedestrian experience in the Community however they will be used throughout the Community to provide screening, sound attenuation, security and Community identity. They will be constructed of masonry with rustic pilasters (see **Figure 133**~~Figure 131 - Fence & Wall Concepts~~). **Figure 133**~~Figure 131~~ includes the detailed Fence and Wall Plan for the Implementing TM (Phase 1). The Site Plan for each Implementing tentative map shall include a similarly detailed, comprehensive Fence and Wall Plan for the development.

Biological Habitat Areas; All development which share property lines with the Biological Habitat Areas (**Figure 18**~~(Figure 18)~~) are required to include fencing along the shared property line. At appropriate locations signs will be placed on the fencing stating that the area on the other side is a protected habitat area (see **Figure 139** - **Biological Open Space Signage & Trails**).

All fencing located within five feet of a building will be constructed of non-combustible materials.

10. Lighting Concepts

Exterior lighting of the landscape and built structures will play a significant role in the character and mood of a community. In keeping with the vision of Lilac Hills Ranch, the lighting will be designed to be subdued and understated.

Lilac Hills Ranch lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street. Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of each village and its specific function.

Community lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over lighting. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's light pollution code.

The lighting and illumination standards for Lilac Hills Ranch will be complementary to the architecture and land uses throughout the project area. The Project Site is approximately 3,700 feet beyond the Zone A boundary of the Palomar Observatory.

PDSA Photometric Study has been prepared for phase one and establishes three goals for all future photometric studies:

- a) Public safety will be the chief consideration in lighting system design.
- b) Lighting will be directed downward, shielded, and otherwise designed to reduce glare and spillover to adjacent properties while still achieving the level necessary for public safety.
- c) The type and design of fixtures will be compatible with the design theme and architecture embodied in the Lilac Hills Ranch Specific Plan.

The study concluded that for the street lighting single pole arm mounted fixtures are recommended with a type III distribution which, in general, throws light ahead and in front of the fixture head and to each side, with minimal back lighting. This is the recommended distribution for general street lighting. House-side shields are also available. Using 15'-0" mounting height allows fire trucks to safely pass beneath the fixtures in areas where they may encroach past the curb line.

Along the main entry road where a center median occurs, match double armed pole mounted fixtures are suggested, with a pole-to-pole spacing of 120'-0". With a single head pole-to-pole spacing of 80'-0" we achieve the following light level criteria:

- a) Average illumination 0.68 fc
- b) Maximum illumination 108 fc
- c) Minimum illumination 0.1 fc
- d) Average to minimum illumination 6.80 fc
- e) Maximum to minimum illumination 18.00 fc
- f) Lighting concepts are provided as **Figure 136**[Figure 134](#)

E. Architectural Design Standards and Guidelines

1. Town Center Commercial and Mixed-Use Design Guidelines

a. General

The Town Center may include housing types from medium density mixed-use dwelling units above retail and office space, single family-attached and live/work unit row homes. The Town Center will be pedestrian prioritized with private walkways and linkages to the trail system connecting the residential villages to the Town Center and other Community amenities such as public and private parks, an enhanced pedestrian zone with special street setbacks, and a clock tower.

The development within the Town Center [which is wholly within the Valley Center Community Planning area](#) will include single family attached, commercial development; mixed-use development; and civic uses. All of these uses will be regulated by the C34 Use Regulations, and development guidelines in Chapter III of the Specific Plan.

Development applications for the mixed-use commercial uses will also be subject to the application of the "B" and "D" Special Area Development Regulators which requires that commercial developments obtain an approved Site Plan from PDS prior to the approval of Building Permits in accordance with the process described in Section IV of this Specific Plan. [Development projects which are subject to the Valley Center Community Design Guidelines will require an approval of a Site Plan which conforms to the building design and landscape design guidelines.](#)

Development applications including the single family attached use will only be subject to the application of the "D" Special Area Development Regulator which requires that residential developments obtain an approved Site Plan from PDS prior to the approval of Building Permits in accordance with the process described in Section IV of this Specific Plan.

The expressed purpose of the “B” Special Area Development Regulator is to indicate that Site Plan review will occur so that the development proposal conforms to the applicable design standards in the Valley Center Design Guidelines.

b. Town Center Design Concept

The Town Center is composed of a variety of land uses that form the social, civic, and commercial focus for the Community. The land uses that form the Town Center core are residential, mixed-use, commercial, retail, and institutional.

The design objectives for creating the Town Center are:

- i. Create a sense of place with a highly identifiable character.
- ii. Encourage vertical and horizontal mixed-use.
- iii. Create a pedestrian friendly environment with activity, enclosure, and comfort in specific areas.
- iv. Maximize connections to the Town Center from secondary area residential development with pedestrian and bicycle routes.
- v. Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- vi. Encourage an eclectic architectural style reminiscent of historically based California Town Centers.
- vii. Accommodate pedestrian oriented design concepts within the commercial core that are consistent with the Town Center character.

In order to achieve these objectives, a conceptual Town Center Plan (**Figure 72** ~~(Figure 72)~~), elevations (**Figure 88** ~~(Figure 78)~~), and architectural guidelines have been developed. The illustrations address the anticipated arrangement and connection of uses in the Town Center and conceptually depict an architectural proposal for the area. The unique character intended within the Town Center should follow the aesthetics, organizational techniques and pedestrian friendly typology found in historical California mixed-use villages built in the 1920’s and 1930’s. Materials that are consistent with the architecture are required. Materials that are indigenous to the area and those that simulate indigenous materials are encouraged. These indigenous materials will be widely used in Town Center entries and other features of Lilac Hills Ranch as one of its unique, identifying design theme elements.

Other critical elements of the Town Center, such as general character statements and identification of important design and site planning features, are detailed in the

following qualitative descriptions to further guide Community design and development.

c. Architecture

- i. Building forms and facades should be broken up into short vertical sections that are representative of the historic nature of Southern California villages of the 1920's and 1930's. The design of the buildings' facades should reflect the nature and use of their original intended design from when they were originally constructed. A variation of building heights, parapets, flat and pitched roofs, and building materials will provide greater visual diversity and authenticity to this Town Center.
- ii. Unique storefront design, signage, entry motifs, expansive sidewalks, and varied colors between the individual buildings are required. Components of a typical storefront should include: the entry door; display windows; transom windows; storefront columns; awnings; vertical support walls; decorative lintels; second and third floor windows that are spaced and proportioned to the facade with decorative trim, sills, and hoodmolds, and finally a decorative cornice on a parapet or a pitched roof.
- iii. East bound Main Street as it enters the Town Center is planned for two and three story Commercial/Mixed-Use buildings (limited to 35 feet in height) on both sides of the street up to the point where Main Street intersects with Lilac Hills Ranch Road. In order to establish a small town feel and reinforce the pedestrian dominance of the Town Center and identity of the Town Center as a pedestrian place, commercial/mixed-use buildings in Planning Areas C1, C2 and C3 are allowed to front directly behind the curb on Main Street so that the second story can extend over the sidewalk (see **Figures 75** ~~Figures 75 to 7777~~). The second story can extend to the street for not more than half of the street length in total and not more than 100 feet per building with the sidewalk integrated into the first floor design and layout. The effect is to create a pedestrian arcade, directly at the curb. These planning features integrate the building and streets to establish a small town feel provide traffic calming reinforce the pedestrian dominance of the town center and identity of the Town Center as a pedestrian place.
- iv. The principle of hierarchy is to be employed wherever possible. The character of buildings within the Town Center is to be consistent with that of traditional villages and village planning. For the most part, the majority of the buildings are to read as background buildings with consistency of form, use of materials, and appropriate treatment of ornamental detailing. Community parks and developed open space (P8 and P9, expansive sidewalk areas and the Community Park) will be used to augment any Group open space requirements for the Mixed-use residential component within the Town Center area.

III. DEVELOPMENT STANDARDS AND REGULATIONS

d. Site Planning and Building Orientation

- i. Wherever possible, parking should be of secondary priority within the Town Center. The paramount goal is the coherence of the Town Center as the heart and soul of the Community serving both commercial and cultural needs. Buildings aid in the reading and understanding of the Town Center as a viable urban village form.
- ii. Parking (except for on street parking), service, and utilitarian uses should be located internally to the sites or where they can be screened from public view.
- iii. Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in **Figures 79 through 81**~~Figures 80, 81 and 82.~~ Design emphasis on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings.
- iv. Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Town Center. Features such as canopies, arcades, and roof overhangs can achieve these objectives and also provide weather protection when necessary.

e. Pedestrian and Vehicular Access

- i. Vehicular access shall be secondary to pedestrian access.
- ii. Frequent opportunities to sit, relax, and observe should be provided with the inclusion of benches, steps, planters, and low walls within and adjacent to the pedestrian walk.
- iii. Pedestrian, bicycle and cart access routes should be maximized and identified with appropriate signage.
- iv. Vehicle access should be clearly subordinated to pedestrian access through street design that promotes traffic calming such as narrow travel lanes and parallel parking.
- v. Parking lots should be located behind buildings or building facades which front onto pedestrian-oriented streets.

f. Village Character (Landscape and/or Hardscape)

- i. The pedestrian areas should be well defined with a hard surface that is textured or accented to identify focal areas.
- ii. Grade separations should use structures rather than landscape banks to emphasize the character of the Town Center and to serve as seating areas.

- iii. Landscaping shall reinforce the character of the area.
- iv. Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.

v. Parking lots shall include interior tree planting for screening and heat relief per the requirements of the County Off-Street Parking Design Manual.

~~v.~~vi. Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these areas and includes sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.

~~vi.~~vii. Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots except as required to meet the parking requirements for the for the larger commercial uses allowed in the Town Center.

g. Lighting, Signing and Street Furnishings

- i. Streets adjacent to the retail and mixed-use areas should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale and architectural accent lighting is encouraged.
- ii. Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iii. Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundary and enclosures. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- iv. A Comprehensive Sign Program shall be developed emulating historical California mixed-use villages and consistent with County guidelines, to ensure a unified design integrated with the Community architecture.
- v. Street furnishings shall be consistently designed and made of materials appropriate for public use. The design of street furnishings shall be consistent with the design character of the architecture and landscape.

2. Neighborhood Centers Commercial and Mixed-Use Design Guidelines

a. General:

The development within the Neighborhood Centers allows for single family attached; commercial development; mixed-use development; and civic uses. All of these uses will be regulated by the C34 Use Regulations including the requirements for Site Plans to establish setbacks per the “V” Setback Regulator and per the “B” and “D” Special Area Regulators, and development guidelines in Chapter III of the Specific Plan.

The purpose of the “V” Setback Regulator is to require a Site Plan so that specific setbacks can be established for a given development proposal pursuant to the setback standards included in this specific plan. The purpose of the “D” Special Area Development Regulator is to indicate that Site Plan review will occur so that mixed use/commercial development proposal conforms to the applicable design standards and Guidelines of this Specific Plan. The purpose of the “B” Special Area Development Regulator is to indicate that Site Plan review will occur so that mixed-use/commercial development proposal conforms to the applicable design standards of the Valley Center Design Guidelines.

b. Neighborhood Center Design Concept

The primary feature of the Neighborhood Centers is to provide neighborhood commercial, retail and office uses within walking distance for residents in the adjacent residential communities. The site planning for the Neighborhood Centers is consistent and is compatible with the site planning established for the Town Center.

c. Site Planning

The Site Planning for the Neighborhood Centers will follow the same Architecture and Site Plan Guidelines included in the Town Center section above.

3. Single Family Attached ~~and Mixed-Use~~ Development Guidelines

Single family attached ~~and mixed-use developments~~development in Lilac Hills Ranch ~~are~~is only allowed within the Town Center and the two Neighborhood Centers. ~~Such buildings can include: standalone multi-family structures, medium-density townhouses, flats, and~~This residential use includes structures that contain 3 to 8 attached residential dwelling units~~or commercial uses above first floor commercial uses in selected mixed-use buildings. These uses can also be horizontally mixed with, each structure providing a single use~~one located on an individual fee lot.

a. General

III. DEVELOPMENT STANDARDS AND REGULATIONS

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-oriented residential design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the Single Family attached ~~and mixed-use~~ residential areas of Lilac Hills Ranch are illustrated at the end of this Section.

As above the application of the "V" Setback Regulator requires a Site Plan so that specific setbacks can be established for a given development proposal pursuant to the setback standards included in this specific plan. ~~Mixed-use development will require Site Plan approval (pursuant to the "B" and "D" Special Area Designator) as required to ensure that development will conform to the design guidelines for such development in accordance with Section III of this Specific Plan and the Single Family Residential Development Standards. (Figures 99 and 100 in Section III Development Standards and Regulations) and the Valley Center Design Guidelines.~~

The single family attached development will require Site Plan approval (pursuant to the "D" Special Area Designator) as required to ensure compliance with the Design Guidelines and developments standards included respectively in Section III of the Design Guidelines and the **Figure 82**~~Figure 83~~ – **Town Center & Neighborhood Center Development Standards Table** (in Section III Development Standards and Regulations).

The guidelines below address the design elements that contribute to the Single Family Attached ~~and Mixed-Use~~ planning concepts: pedestrian-oriented design, facade elements, parking and garage location, and design and landscape themes. Building architectural styles are not mandated but should be complementary to the Lilac Hills Ranch design theme as depicted in the residential design guidelines. The pedestrian-oriented design concept is enhanced by locating the attached ~~and mixed-use~~ development in the Town Center within walking distance of the commercial and other Community facilities such as parks.

The single family attached ~~and mixed-use~~ development in the Phase 3 Neighborhood Center is located ~~across~~on the ~~street or adjacent to the Community's major park, the school site, and the private recreational facility which north side of North Main Street and~~ includes the ~~neighborhoods commercial area~~northern "half" of the Town Center. Having higher residential densities in the Town Center and in the Phase 3 Neighborhood Center promotes a safer environment by activating public spaces and providing eyes on the streets and public spaces. It is anticipated that residents of single family attached and mixed-use developments will take advantage of the available opportunities to walk to school, parks, and shopping areas. Pedestrian access and amenities are fundamental components of the Community. The siting, access, entries, and architecture of the attached and mixed-use development should complement the pedestrian orientation of the Community.

Multi-story attached developments ~~(such as mixed-use development and town-homes)~~ are the primary focus of the guidelines in this section. Concept site plans and architecture for the single family attached ~~and mixed-use~~ neighborhoods of Lilac Hills Ranch are illustrated in **Figures 83**~~Figures 83 through 92~~~~93~~.

b. Site Planning

The site planning and plotting of single family attached, mixed-use buildings will contribute to the pedestrian-oriented concept of Lilac Hills Ranch. Site planning which focuses on the pedestrian includes design that orients entries towards a court or green space and minimizes views to garages and parking areas. The guidelines stated below are provided for siting and building plotting of single family attached and mixed-use developments.

- i. Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- ii. Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- iii. Where grade differentials occur between the street and a development, the differential may be used to create separation between the public or private streets and private living space.
- iv. Interesting entries incorporating steps, porches, or landings may be integrated into the design.

c. Architecture

Single family attached and mixed-use development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Community. The following guidelines suggest methods for creating vital, interesting architecture:

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills design theme. Building elevations that are visible from public view areas (surrounding streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- ii. Varied building elements, roof pitches, and setbacks should be employed to avoid monotony, including some three-story elements.
- iii. Distinctive building elements shall be oriented towards the corners of prominent street intersections.
- iv. Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may

III. DEVELOPMENT STANDARDS AND REGULATIONS

include trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows.

- v. Individual residential unit entries shall be oriented toward the streets or courtyards wherever possible.
- vi. Internal residential units shall be connected by courtyards or landscaped walkways wherever possible.
- vii. Utilitarian areas -- include parking, loading, mechanical equipment and trash enclosures -- shall be screened from public views to the best extent possible.
- viii. The color palate should reflect the context of the architectural style of the building theme.

d. Parking, Carport and Garage Design

Views of parking areas, carports, and garages should be minimized to create the pedestrian-oriented Villages. The following guidelines provide direction for location and design of single family attached and mixed-use parking facilities:

- i. Parking and vehicular access shall be located within or adjacent to each development and be visually separated from the pedestrian-oriented street frontage.
- ii. Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- iii. Tandem garages shall be allowed.
- iv. Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- v. Six-foot wide parallel and diagonal parking spaces are permitted in the single family attached and mixed-use planning areas.
- vi. Up to 100 percent of the total required Guest Parking Spaces are allowed on the street adjacent to the residential property.

e. Landscape

Landscape in single family attached and mixed-use developments shall adhere to Guidelines and Standards set forth herein. The front and side yard landscaping shall be complementary to the streetscape and California Foothills design themed landscape. The interiors of single family attached and mixed-use communities shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Lilac Hills Ranch design theme. The following guidelines are for single family attached and mixed-use landscapes:

- i. The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Lilac Hills Ranch theme.
- ii. Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- iii. Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- iv. Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect.
- v. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- vi. Grouped mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Only Postmaster approved boxes will be allowed.
- vii. Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provision for trash and recycling shall be in conformance with the County Requirements.
- viii. HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- ix. Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these areas with sections of permeable paving to intercept urban runoff and create visual relief.

f. Lighting and Signing

- i. Architectural accent lighting is encouraged.
- ii. Illumination of walkway and trail connections should be provided through the use of low intensity fixtures for safety and comfort.
- iii. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iv. Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path.
- v. Service area lighting should be contained within the service area boundary and enclosures.
- vi. Lighting should be designed to minimize glare and intrusion into neighboring land uses.

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- vii. Community entry monuments should inform and direct but not dominate the visual character of the area.
- viii. Signs shall be consistent with the architectural style of the building and comply with applicable County Standards.

4. Single Family Residential Design Guidelines

a. General

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the single family residential areas of Lilac Hills Ranch are illustrated at the end of this Section.

The single family detached residential development will be regulated by the application of the RU Use Regulation which includes the “V” Setback Regulator and the “D” Special Area Development Regulator. These zoning regulations require that a Site Plan application shall be submitted and approved for each Tentative Map application which includes single family lots. The purpose of the Site Plan will be to (a) assure that the lot design conforms to the **Single Family Residential Development Standards** ~~(Figures 99-100)~~ **(Figures 98 and 99-100)** included in this Specific Plan and (b) establish the specific architecture for the individual lots from the architectural models included in **Figures 100-113** ~~Figures 113-117~~ through **119**.

b. Site Planning

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- i. Single-family detached and single family attached residential lots and setbacks shall encourage variety in the design, orientation, and placement of homes, wherever practical.
- ii. Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- iii. Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards, and avoid a monotonous pattern of houses.
- iv. Multiple housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and a variety of designs for entry and garage designs locations.
- v. The following permitted lot and footprint layouts may include but are not limited to:
 - a) Homes may be clustered around a paseo and park;

- b) All lot configurations may be alley loaded;
 - c) Garages within the lots may be tandem garages;
 - d) Private drives for access to multiple lots;
 - e) Ancillary residential units attached or detached.
- vi. Side entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined and the front elevation includes front-facing windows, porches, or other pedestrian-oriented design features.
 - vii. Housing plans used on corner lots shall provide for distinguishing architectural features of that style that wrap around the street-facing corner.
 - viii. Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
 - ix. Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the Lilac Hills Ranch streetscape theme.
 - x. Grade differentials within neighborhoods shall be used to add variety and enhance the availability of open space between residences.
 - xi. Certain Implementing Tentative Maps will be required to plot the largest of the lots proposed on each such map along the Community boundary in situations where project single family development will be at the same grade as the adjacent existing homes that will remain in the Semi-Rural Regional Category. Consideration will be given to additional opportunities to reduce conflicts including providing a grade separation and planting buffers to allow vegetation to mature and screen the adjoining properties. For the areas shown on **Figure 137** ~~Figure 135~~ a 50 foot wide agricultural buffer will be planted with two rows of an appropriate tree crop (e.g. citrus, or avocado). These agricultural buffer strips will be located on parcels owned and maintained by the Community HOA as part of the common open space. Should the adjacent agricultural uses be discontinued in the future and new residential uses located adjacent to Lilac Hills Ranch, the HOA would have the option of re-landscaping the 50-foot open space buffer area consistent with the design guidelines of the Specific plan. In addition, these larger lots proposed by such tentative map will be oriented so that the widest lot boundary is facing the Community boundary and/or adjoining homes.

c. Architecture

The residential architectural styles include, but are not limited to: Spanish Colonial, Craftsman, French Country, California Bungalow, California Ranch, and California Monterey (see **Figures 100** ~~Figures 113 to 119~~ ~~117~~). These styles are attractive, compatible with one another, and they can be easily integrated into the individual

style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style.

Facade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Facade features should be pedestrian- oriented in that they provide a connection between the public street and sidewalk and the private residence. Facade treatments may include:

- i. Undulating building mass and roof planes.
- ii. Vertical and horizontal stepped massing.
- iii. Visually minimized garages.
- iv. Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- v. Facades that are visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

Garage/Driveway Design

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. However, lot configurations in the Lilac Hills Ranch single- family residential areas will necessitate most garages facing the streets. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and facade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- i. Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- ii. Vary the garage setbacks; the preferred design is for the garage wall to be set back further than the front wall of the home.
- iii. Provide variety through the use of alternative garage configurations such as split, swing-in/side loaded, and mid to deep recess garage, tandem garages, detached garages, detached garages in clusters.

- iv. Provide for a variety of driveway designs such as colored concrete, pavers, edge banding, and/or other surface enhancements to break up large expanses of concrete. All driveway surfaces shall be required to meet the County Consolidated Fire Code requirements for use by emergency vehicles.
- v. Concept site plans and architecture for the single-family neighborhoods of Lilac Hills Ranch are illustrated in Section III.

d. Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a cohesiveness of the Community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries, and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation.

The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk, and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces.

The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning and garage/driveway design.

5. Senior Citizen Neighborhood Design Guidelines

The Senior Citizen Neighborhood includes single family residential development, Neighborhood Center South and a Senior Center and Group Residential/Group Care Facility. Residents of this portion of the Community are required to be 55 years of age or older. All residential and commercial development in the Senior Citizen Neighborhood will use the same architectural styles, facade elements, garage location and design, landscape themes and guidelines used elsewhere in the Specific Plan. Hardscape and landscaping shall be designed in anticipation that the majority of the population will be seniors. Site plans should, where appropriate, minimize physical barriers and provide ramps, seating, hand rails and other amenities directed at ensuring a safe and walkable community.

a. Single Family Residential:

As elsewhere in the Community any single family residential development with the RU Use regulations within the Senior Citizen Neighborhood will require that a Site Plan be submitted for all single family development. The purpose of the Site Plan

will be to (a) assure that the proposed lots meet the ~~minimum lot size~~, configuration and setbacks standards detailed in the **Single Family Residential Development Standards** tables ~~(Figures 99-100)~~ **(Figures 98 and 99)** and (b) establish the specific architecture for the individual lots from the architectural models included in **Figures 100-113** through **119** ~~117~~ included later in this section of the Specific Plan text.

b. Group Residential/Group Care (Assisted Living) and Senior Center Design Concept

The Group Residential Use type is a permitted use in the RU Use Regulation per Section 2142 of the Zoning Ordinance. The Group Care Use type and Senior Center are also permitted uses per Section 2145 (a) with the approval of a Major Use Permit. The individual living units in both the Group Care and Group Residential facilities will be allowed to include an individual kitchen. (Per the Zoning Ordinance at the time of construction these units may or may not be defined as dwelling units. Regardless, under either circumstance, these units will not cause a reduction or otherwise impact the approvals for the other 1,746 dwelling units approved by this Specific Plan.)

A proposal for a combined Group Residential and Group Care facility use will require the submittal and approval of a Major Use Permit. Applications for a Group Residential/Group Care (Assisted Living Facility) Use Permit will be reviewed to assure that the development proposal conforms to the applicable design standards of this Specific Plan. (See Figures 96 – 98.)

The development of any of these types of uses within the Senior Citizen Neighborhood is allowed, and any applications for the appropriate County permits should be in conformance with the following guidelines.

c. Site Planning

The site planning and plotting of the group residential/group care buildings will contribute to the pedestrian-oriented concept of Lilac Hills Ranch. Site planning which focuses on the pedestrian includes design that orients entries towards a court or green space and minimizes views to garages and parking areas.


d. Architecture

Building forms and facades should be broken up into short vertical sections that are representative of the historic nature of Southern California villages of the 1920's and 1930's. A variation of building heights, parapets, flat and pitched roofs, and building material is desired.

e. Site Planning and Building Orientation

Building entrances will be closely spaced to increase articulation and interest along the pedestrian edges. Design emphasis on the entries improves the street scene. Setbacks, building height, building design, and exterior treatments will be established per the approved Major Use Permit.

f. Gated Access

- i. The Senior Citizen Neighborhood (Phases 4 and 5) can be accessed from off-site at three points: Covey Lane on the north, the access easement to Rodriguez Road on the east, and Mountain Ridge road on the south. Each of these access points will be controlled with automated gates which will limit public access (see **Figure 118**~~Figure 118~~).
- ii. The gates and their controlling mechanisms will be state of the art, and must be approved for conformance with the existing standards and policies by the County prior to the recordation of the first Final Map in either Phase 4 or 5.
- iii. Some of the proposed gates cross roads classified as Fire Apparatus Access Roads (i.e. Covey Lane @ Lilac Hills Ranch Road and the access road to Rodriguez Road). The gate proposed to cross these roads must be approved by the Fire Authority Having Jurisdiction prior to construction.
- iv. Access to the control mechanisms will be limited to the developers, appropriate emergency services agencies and ultimately the residents of Phases 4 and 5.

g. Pedestrian and Vehicular Access

- i. Frequent opportunities to sit, relax, and observe should be provided with the inclusion of benches, steps, planters, and low walls within and adjacent to the pedestrian walk.
- ii. Pedestrian, bicycle and cart access routes should be maximized and identified with appropriate signage.
- iii. Vehicle access should be clearly subordinated to pedestrian access through street design that promotes traffic calming such as narrow travel lanes.
- iv. Parking lots should be located behind buildings or building facades which front onto pedestrian-oriented streets.

h. Landscape and/or Hardscape

- i. The pedestrian ground plane should be well defined with a hard surface that is comfortable for accessible path of travel
- ii. Landscaping shall provide the opportunity to enjoy the color, smell, and texture of the plant material.

- iii. Deciduous and evergreen trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies for shade in the summer and sunlight in the winter.
- iv. Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these areas and includes sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be used where reasonable incorporated within these areas as well to provide visual along with color, smell and texture relief and screening, where possible.
- v. Accessible parking and handicap parking will be designed appropriately. Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots.

i. Parking, Loading, Outdoor Storage Areas

The requirements for onsite parking, loading and outdoor storage areas throughout Lilac Hills Ranch shall be in conformance with the following requirements.

All development within the Town Center shall provide areas for trash storage. The following criteria apply:

- i. The number of containers shall be as required by the sanitary service operator for all uses on the site.
- ii. Trash areas shall be kept neat and clean.
- iii. The precise location of any trash area shall be approved as part of the site plan.

6. Institutional Guidelines

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-prioritized design. Guidelines are provided for architectural styles, facade elements, and design, and landscape themes. Conceptual site plans and architecture for the potential institutional uses are illustrated at the end of this Section. Building architectural styles are not mandated but should be complementary to the Lilac Hills Ranch design theme as depicted in the design guidelines. The civic uses anticipated for this site per Section 2145-a of the Zoning Ordinance will require approval of a Major Use Permit.

a. Site Planning

The guidelines stated below are provided for siting and building plotting of the land uses authorized by Section II B (7) of this Specific Plan.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- i. Buildings will be oriented to create outdoor spaces, such as courtyards, or patios.
- ii. Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- iii. Grade differentials between the street and a development will be used to create separation between the streets and private living space.

b. Site Planning and Building Orientation

Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in the adjacent illustration. Design emphasis on the entries improves the street scene. Setbacks, building height, building design, and exterior treatments will be established per the approved Major Use Permit.

c. Architecture

Development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Community. The following guidelines suggest methods for creating vital, interesting architecture:

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills design theme.
- ii. Building elevations that are visible from public view areas (surrounding streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- iii. Varied building elements, roof pitches, and setbacks should be employed to avoid monotony, including some three-story elements.
- iv. Distinctive building elements shall be oriented towards the corners of prominent street intersections.
- v. Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows.
- vi. Utilitarian areas -- include parking, loading, mechanical equipment and trash enclosures -- shall be screened so that they do not impact views from public roads to the maximum extent possible.
- vii. The color palate should reflect the context of the architectural style of the building theme.

d. Parking Design

Views of parking areas should be minimized to create the pedestrian Villages. The following guidelines provide direction for location and design of parking facilities:

- i. Parking and vehicular access shall be located to be visually separated from the pedestrian-oriented street frontage.
- ii. Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.

e. Landscape

Landscape in the Institutional planning area shall adhere to Design Guidelines set forth below. The front and side yard landscaping shall be complementary to the streetscape and California Foothills design themed landscape. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Lilac Hills Ranch design theme. The following guidelines are for the Institutional landscapes:

- i. The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Lilac Hills Ranch theme.
- ii. Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- iii. Side yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- iv. Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect.
- v. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- vi. Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provision for trash and recycling shall be in conformance with the County Requirements.
- vii. HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- viii. Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief.

f. Lighting and Signing

- i. Architectural accent lighting is encouraged.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- ii. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iii. Within building groups, architectural and accent lighting should be indirect and subtle.
- iv. Service area lighting should be contained within the service area boundary and enclosures.
- v. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- vi. Community entry monuments should inform and direct but not dominate the visual character of the area.
- vii. Signs shall be consistent with the architectural style of the building and comply with applicable County Standards.

F. Fire Protection Plan (FPP)

Structural and wildland fire protection is provided by the Deer Springs Fire Protection District (DSFPD) in association with the California Department of Forestry (CALFIRE). A Fire Protection Plan (FPP) has been prepared to describe the level of fire risk that would affect or be caused by the proposed project and the methods proposed to provide necessary services. The FPP also evaluates the consistency of the proposed project with applicable fire protection regulations and the requirements of the DSFPD regarding fire safety in the Wildland/Urban Interface area in which the project is located. The goal of the FPP is to minimize any potential loss of life, residential and commercial structures due to a wildland fire. In addition, a Capabilities Assessment of the DSFPD was conducted that provided additional fire service options and considerations. The following standards will minimize fire risk to the Lilac Hills Ranch Project:

1. Standards

1. Establish a Fuel Management Zone (FMZ) as required for the management of flammable vegetation ~~within 100 feet of structures~~ in accordance with the requirements set forth in the Fire Protection Plan ("FPP"). Each Implementing Tentative Map will include a Site Plan that will designate the location of required Fuel Management Zones as required by the analysis conducted based upon the procedure and protocol set forth in the Fire Protection Plan. When FPP. Where the standard FMZ cannot be implemented, building setback zone is modified by the FPP for each Implementing Map, the alternative measures identified within that achieve the same level of protection shall FPP will be used as permitted by the Fire Code and as set forth in the FPP, within the FPP for such Implementing Map. These alternative methods will be based on the fuel modeling, mitigation measures

[or mapping as permitted.](#) The Fire Protection Plan is provided in **Figure 135**[Figure 135.](#)

2. All structures within [the](#) wildland-urban interface as defined in the County Building Code shall be built using ignition-resistive construction methods (Title 9, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances) and construction requirements shall meet all then-current County and State of California Building Code (Chapter 7A) requirements for construction in [the](#) wildland areas.
3. Fire-resistant building features described in the FPP shall be applied to all structure construction and will be implemented at the site plan or building permit stage. Such features will be applied to mitigate the ignitability of the residential structures and projections (exterior balconies, carports, decks, patio covers, unenclosed roofs, and floors).
4. Maintenance and repair of proposed residences will be required to be made with the same ignition-resistant materials and construction features.
5. An interior open space fuel modification treatment plan as set forth in the FPP shall be used identifying areas requiring fire resistant landscaping and other measures to mitigate fuel risks around all planned structures.
6. The fuel modification and maintenance of common areas will be under the control of a homeowners association or other common ownership, established in perpetuity for the benefit of the Community.
7. All standard two-way roads used for fire access shall have an unobstructed improved width of not less than 24 feet, and will be maintained at all times. The standard for all one-way roads used for fire access shall require an unobstructed improved width of not less than 14 feet, and will be maintained at all times. Fire apparatus access roads will not be obstructed in any manner, including the parking of vehicles. Specific interior roadways will be designated 'fire access roadways' or 'fire lanes'. All standards for apparatus access roads will follow the California Fire Code.
8. Emergency vehicle turnarounds shall be provided on 'fire lanes' to meet the standards of the County Consolidated Fire Code.
9. Fire apparatus access roads shall be constructed as necessary to meet the standards of the County Consolidated Fire Code. All roads shall be provided with an approved driving surface to meet the standards of the County Consolidated Fire Code prior to building permit issuance, construction and/or bringing combustible building products onto each parcel.
10. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. [In an emergency the Sherriff, the HOA and the Deer Springs F.P.D. will be able to activate this override feature.](#) A gate accessing

more than four residences or residential lots shall be equipped with an approved emergency traffic control activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus. Any gate or barrier across a fire access roadway shall be constructed to meet the standards of the County Consolidated Fire Code.

The Lilac Hills Ranch HOA will be responsible for preparing and updating as necessary Emergency Evacuation Routes and Procedures for all of the property owners and residents within the Community. This publication shall be prepared in co-operation with the Sherriff and the Deer Springs F.P.D. As per the FPP all residents will have at minimum two legal alternative evacuation routes. However the publication shall show all potential evacuation routes so that the property owners and residents can exercise their own discretion in the event of an emergency.

G. Grading Plan Development Standards

1. *Grading Conformance:* All grading activities shall be in compliance with the Specific Plan standards and shall implement any grading-related mitigation measures or Community design features established in the Environmental Impact Report.
2. *Contour Grading:* All manufactured slopes in excess of 30 feet in height shall be contour graded where possible without impacting sensitive open space resources using techniques such as undulation, rounding of top and toe of slope, and varying gradients.
3. *Manufactured Slopes:* Manufactured fill slopes shall be constructed at a gradient no steeper than 2:1. Manufactured cut slopes may be reduced to 1 ½: 1 in rocky situation and will require soil engineer approval.
4. *Balanced Site Work:* Grading activity for the entire Community shall be balanced on-site and will not require either import or export of material from outside of the Community.
5. *Prehistoric Remains:* A qualified archeological grading monitor shall be on-site during grading activities in specific areas identified by the County. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.
6. *Dust Control:* Dust control during grading operations on-site shall be as required by the San Diego County Grading Ordinance and as detailed in the Mitigation and Monitoring Program of the Project EIR.

H. Drainage Plan Development Standards

1. *County Development Standards:* Drainage and flood control facilities and improvements shall be provided in accordance with the San Diego County Department of Public Works Flood Control Division.

2. *County Maintenance:* All drainage and flood control facilities shall be either maintained by the County Department of Public Works Flood Control Division, or HOA, and shall be designed to provide adequate levels of safety, maintainability, and protection to existing and proposed improvements. Private drainage and flood control facilities shall be maintained by the HOA.
3. *Building Pads:* Grading for building sites and proposed streets shall provide positive drainage to prevent ponding of water. Necessary measures to prevent erosion and siltation shall be required both during construction and after completion of the Community.
4. *Modifications:* Drainage patterns within the site may be modified, but the modification shall be consistent with the Community drainage system plan approved by the County Department of Public Works.
5. *Runoff:* Lot runoff from impervious surfaces, such as roofs and pavement areas, shall be directed to natural or improved drainages. Dispersal into shallow sloping vegetated areas shall be encouraged.

I. Water and Wastewater Development Standards

Valley Center Municipal Water District (VCMWD): All water and wastewater systems shall be designed per requirements of the VCMWD.

San Diego County Public Works Requirements: The infrastructure system shall be installed per the requirements of the County Department of Public Works.

Health Department Requirements: Water distribution and wastewater facilities shall be installed in accordance with the requirements and specifications of the County Department of Environmental Health and the State of California Department of Public Health.

J. Open Space Maintenance

1. Common Area Maintenance (HOA Open Space)

Common Areas within Lilac Hills Ranch will be maintained at a standard that is equal to the original construction; that is a high level consistent with standard landscape practices and building codes. Should the HOA decide to redesign landscaping, fencing, trails, monuments and other common features and/or install new features in the future, such installations and features shall be in accordance with the design standards contained in this Specific Plan. Specific maintenance standards are included below in Section 3.

Renovation and/or revision of site landscape shall require approved Landscape Plan through PDS. Plans shall also be in compliance with the Water Conservation in Landscape Ordinance, the Water Efficiency Landscape Design

III. DEVELOPMENT STANDARDS AND REGULATIONS

Manual, Grading Ordinance, where appropriate the Valley Center Design Guidelines and the specific plan Community Design Guidelines.

2. Agricultural Uses in Open Space

The Community will retain and promote agriculture uses in the project's common areas and open space system. Agricultural uses will be allowed in three areas pursuant to the descriptions below;

- a) **Dedicated Biological Open Space Easements:** There will be ~~402.7~~^{103.6} acres of sensitive biological/wetland habitat and existing agriculture preserved onsite. An additional ~~44~~^{20.2} acres of agriculture, outside of the biological open space, will also be conserved throughout the community. Agricultural uses, agricultural maintenance, and access to existing wells and water lines within the disturbed portion of biological/wetland habitat areas will be allowed. The identified agriculture areas will not be permitted to expand within the dedicated Biological open space areas.

Most of the agricultural uses located in the biological open space are in the wetland buffer areas. The adjacent wetlands are generally dependent upon the groves as they have mostly developed over the past several decades subsequent to creation of the groves.

- b) **Community Open Space Easement Areas:** The Lilac Hills Ranch Home Owners Association ("HOA") will own, manage and maintain open space areas, within the Community boundaries as follows: manufactured and landscaped slopes, recreational open space (parks, trails, etc.), on-site agriculture (including that in the Biological Open Space), and detention basins (see **Figure 19**~~Figure 18~~ - **Open Space and Parks**). Within the manufactured open space system the project will, where feasible, retain existing agricultural operations.

- c) **Interim Agricultural Uses:** The project developers may allow new agricultural uses in certain areas including:

- i. Selected project areas prior to their development for planned uses (e.g. interim agricultural uses); and
- ii. Within planning areas slated for development, new agricultural uses will be an allowed use within implementing project non- biological open space areas.

- d) **Community Agricultural Buffers:** For the areas shown on **Figure 13**~~Figure 139~~^{Figure 135} a 50 foot wide agricultural buffer will be planted with two rows of an appropriate tree crop (e.g. citrus, or avocado). These agricultural buffer strips will be located on parcels owned and maintained by the Community HOA.

Lilac Hills Ranch will use commercially acceptable farming practices for on-site agriculture that are consistent with surrounding uses and County Ordinances.

3. Biological Habitat Maintenance Areas

The biologically sensitive areas identified in the project EIR which are to be conserved will be placed into open space easements as a condition of approval for the implementing subdivision maps. The process of establishing these easements requires that arrangements be made to ensure that the resources are managed by qualified and licensed professionals and that the easements include a provision for endowments that will assure their continued maintenance over time.

The County Biology Report Guidelines and Format identifies the following as acceptable Resource Managers:

2.1 Resource Manager Qualifications and Responsible Parties

Proposed Resource Manager:

The resource manager shall be one of the following:

- a. Conservancy group Natural resources land manager
- b. Natural resources consultant
- c. County Department of Parks and Recreation
- d. County Department of Public Works
- e. Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- f. Federal Land Manager such as Bureau of Land Management
- g. City Land Managers, including but not limited to Department of Parks and Recreation, Watershed Management or Department of Public Works.

The resource manager shall be approved by the Director of Planning and Development Services (PDS).

Management and maintenance of biological resources, natural and restored/enhanced, will be in accordance with the Lilac Hills Ranch Resource Management Plan.

The Lilac Hills Ranch trail system includes several trails through the Biological Habitat Maintenance Areas. These trails are on existing, graded dirt roads ways which have existed for many years. Because the trail system has been located on the existing dirt roads no mitigation for their use will be required.

The Lilac Hills Ranch HOA will be responsible for maintenance and management of the agricultural resources and trail located within the Biological Open Space areas subject to an approved Management Plan.

K. Community Sign Standards

1. Residential Planning Areas

Individual sign programs for residential planning areas shall be submitted as a part of the Development Plan Review process. Community Facility sign standards will apply to the following conditions:

- a. Community Entry
- b. Secondary Entries
- c. Neighborhood Entries
- d. School Entry
- e. Park Entry
- f. Trail System Information
- g. Real Estate Directories

A sign system utilizing a consistent script and architecturally compatible materials will be developed. Three basic categories of Community Facility signs will be developed:

- h. Entry Monument(s)
- i. Facility Identification
- j. Entry Markers

The community entry monument occurs at the Community entry points at both connection points of Main Street and West lilac Road. (See **Figure 122**)

Facility identifiers will occur through the use of wall-mounted signs located near the pedestrian entry or doorway. Script type and style will match that of the entry monument.

Entry markers are simply columns of wood or concrete, which identify the entry in situations where wall mounted script, might not be visible. Wooden markers will be used for trail system information. Concrete or masonry markers will be used elsewhere.

Care should be given to ensure sight line visibility for traffic at intersections and driveways.

2. Town Center and Neighborhood Centers

Signage and graphics within the town and both neighborhood centers shall be regulated by the following guidelines:

- a) External building signage shall be limited to the configuration of building facade signs, hanging signs or wall signs.
- b) Building facade signs shall be no more than two feet (2') in height and shall be in proportion to the building facade.
- c) Building facade signs shall be considered a cohesive design element within a building's elevation and in conjunction with window and door placement.
- d) A hanging sign shall be permitted to be a maximum of eight square feet in size and shall have a minimum clearance of eight feet (8') from the finished grade of the sidewalk to the bottom of the hanging sign.
- e) A wall sign shall be permitted to be a maximum of fifteen square feet in size within a maximum height of four feet (4') from finished grade at the base if free standing. Signage must be proportioned to the wall area upon which it is applied. Locations of wall signs must be approved on a site plan.
- f) The combined area of a business's identification signs shall not exceed one square foot (1SF) for each linear foot (LF) of the business's building frontage.
- g) Externally lighted signs are permitted if the light source is decorative and constitutes an architectural feature of the building facade. It must also be focused away from adjacent properties or streets.
- h) Internally lighted signs are permitted if the sign is constructed of individual letters and/or symbols that are individually lighted from within.
- i) Neon signage shall be permitted when less than three square feet (3SF) in total area and when they are located within the building.
- j) Signage and lettering shall be dimensional. Signs painted onto a building or wall surface are prohibited.
- k) Exterior building signage may only advertise the business transacted, goods sold or produced, or the service rendered on the premises where the sign is located. Safety or warning signage required by law is excluded.
- l) Storefront windows and doors shall be limited to a maximum of two square feet (2SF) of coverage with stickers, credit card decals, hours of operation, etc.
- m) Temporary sale or promotional signs shall be limited to fifteen square feet (15SF) or total area and shall only be permitted for up to a maximum of 45 days per year.
- n) Temporary signage shall only be attached to the inside of a storefront.
- o) Handwritten and/or typed signs are prohibited.
- p) Moving and/or flashing signs are prohibited.

q) External posters and promotional signs are prohibited.

r) Signage or lettering is prohibited on awnings or canopies.

K.L. General Use and Performance Standards

1. Land uses shall be as shown on the Lilac Hills Ranch Specific Plan Land Use Map ~~(Figure 14)~~ **(Figure 14)** and as detailed in this Specific Plan text. These include residential, commercial, mixed-use, civic, and institutional. Streets, utilities, infrastructure, and trails are also permitted.
2. Development of a total of 1,746 dwelling units consisting of single family detached, single family attached and mixed-use dwelling units within the Specific Plan area.
3. The Biological Open Space area (see **Figure 18** ~~Figure 18~~ **— Biological Open Space**) will be dedicated to the County of San Diego, and maintained by an appropriate private interest organization authorized by the County of San Diego as acceptable resource managers.
4. Community elements such as entries and parkway landscaping shall be maintained by a Homeowner's Association (HOA). Such maintenance is to be of high quality in accordance with established horticultural practices. Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be topped within the development.
5. Automatic irrigation systems shall be routinely inspected and maintained in operating condition at all times. Landscape maintenance specifications shall address: a) watering; b) fertilization, c) trimming, mowing and pruning; d) herbicide/pesticide programming; e) weeding/debris cleanup; and f) normal building maintenance.
6. A Lilac Hills Ranch Homeowner's Association (HOA) will be established and charged with the unqualified right to assess individual lot owners for reasonable maintenance and management costs, which will be established and continuously maintained. The HOA will be responsible for private roads, signage, common area landscaping and irrigation, Community entries and gates, private parks, HOA facilities, open space maintenance, and other responsibilities, as deemed necessary.
7. All streets within the Community are private within private road easements. Landscaping within parkways will be maintained by private homeowners or the HOA. Individual neighborhoods in Lilac Hills Ranch may adopt Conditions, Covenants, and Restrictions (CCR's). Landscape maintenance standards may be established for each Community for front yards, side yards adjacent to streets and rear yard areas adjacent to open spaces. Each homeowner will be responsible for maintaining his and/or her property in accordance with any established CCR's. The County of San Diego is not held responsible for enforcing private CCR's.

8. Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community.

9. The pathway within the road right of way for West Lilac Road along the Communities northern boundary will be maintained by a Landscape Maintenance District.

~~8-10.~~ Any noise attenuation measures and any light attenuation measures identified in the Lilac Hills Ranch Specific Plan shall be incorporated into the development through the Tentative Map, Site Plans, Major Use Permits, and building plans.

11. All development applications will prepare a photometric analysis for lighting as required by the County CEQA process.

12. High efficiency lighting shall be installed.

~~9-13.~~ All appropriate utilities within Lilac Hills Ranch shall be placed underground. All utility connections and apparatus shall be coordinated with the site's architectural elements so as not to be exposed except where required by the utility provider.

~~10-14.~~ All homes and commercial buildings will include water saving shower heads, toilets, and faucets to ensure that water is conserved internally. Installation of outdoor landscaping and irrigation systems and piping will be subject to the requirements of the VCMWD.

~~11-15.~~ Mixed-use projects will be required to include recycling bins in their trash enclosures. Residents will be notified that recycling is required when they move in.

~~12-16.~~ In addition to separate collection of recyclables and green waste, a recycling buy back facility will be provided onsite to further encourage area residents to recycle, reducing waste that eventually reaches County landfills, if feasible.

17. All development shall implement recycling and composting services through a waste management plan in order to achieve the equivalent of a 20 percent reduction in baseline waste disposal calculated from municipal rates per CalRecycle. All individual developers shall have waste management plans prepared for future individual projects. The plans shall follow County Draft Guidelines and shall also include educational materials as part of the content. The plans shall address operational and construction phases of each proposed development.

~~13-18.~~ All buildings will use appliances that reduce the use of potable water. Irrigation in common areas is addressed below. Irrigation of private yards for single family homes will be designed to support drought tolerant vegetation only unless recycled and groundwater are available for outdoor irrigation. State of the art irrigation controllers will be required that match water use to plant type and weather conditions.

19. All residential units shall have Energy Star or equivalent high-efficiency appliances (washers, dish washers, fans and refrigerators) installed when constructed.

~~14.20.~~ All accessory uses permitted under Section 6156 of the County of San Diego are allowed.

21. All residential projects intending to install fireplaces, including single-family residential, mixed-use residential, and senior community residential, shall install only natural gas or equivalent non-wood burning fireplaces

Zoning Ordinance, subject to the restrictions and limitations specified therein and setback requirements found at Section 4835 shall be permitted except as listed below:

1. No silos, tank houses, coops, or water vending by machines shall be permitted except as possible architectural features.
2. No retail sales of stable gear or of wind turbine systems shall be permitted.
3. No roadside sales of agricultural products or horticultural sales shall be permitted except with respect to weekly street markets within the Town Center or as otherwise permitted by the County.
4. No farm employee housing shall be permitted.
5. No poultry management or wild animal keeping shall be permitted.
6. No offices shall be permitted outside the office/professional and Town Center districts, except as temporary real estate offices and home offices, and except those which comply with the requirements for a "Home Occupation" as defined within Section 6156 of the County Zoning Ordinance.

~~7. A Country Inn facility is permitted.~~

1. Town Center

- a) Community-serving commercial uses in Lilac Hills Ranch are concentrated in the Town Center core area which functions as the social, commercial and activity center for the Community. Standards found in this section apply to all land and buildings within the Town Center. Where specific standards are silent on an issue, the PDS is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the Lilac Hills Ranch Town Center:
- b) Allowable uses within the Town Center include single-family attached residential; commercial and residential mixed-use; neighborhood-serving commercial to include a grocery store; retail shops and services; restaurants, bars, cafes; information center; a Farmer's Market; hotels; fractional ownership of timeshare; resort; restaurants; offices; public uses, religious institutional;

post office, schools and library; quasi- public uses such as a day care facility; transit node; and utilities necessary to serve the Specific Plan area.

c) A Country Inn is a permitted use within the Town Center upon the approval of a Major Use Permit. The Country inn may include as many as 50 transient habitation units in a structure, or individual "casitas" as generally depicted on Figure 73 and 74 and with the approval of a Major Use Permit. The Country inn will be designed to comply with the Commercial Design and Landscape Design Guidelines included in Section III E Architectural Design Standards and Guidelines.

d) A clock tower is also an allowed use in the Town Center. The tower may be used to support radio, cellular, and wireless antennas subject to the approval of any required permits. This tower pursuant to Section 4622 (g) may be as tall as sixty feet so long as it is constructed of non-combustible materials, and will require the submittal and approval of a Site Plan Minor Use Permit per Section 2341 of the Zoning Ordinance.

e) Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks will be established during Site Plan review.

f) Walls, fencing, and lighting shall comply with standards stated in above.

2. Neighborhood Centers

Neighborhood-serving commercial uses in Lilac Hills Ranch are also located in the Neighborhood Centers located in the central and southern portions of the Community which function as secondary commercial and activity centers to provide services within a half-mile walking distance from every home. Standards found in this section apply to all land and buildings within the Neighborhood Centers. Where specific standards are silent on an issue, the PDS is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the Lilac Hills Ranch Neighborhood Centers:

- a) Allowable uses within the Neighborhood Centers include single-family attached residential, ~~multi-family~~, neighborhood-serving commercial; schools; retail shops and services; restaurants and cafes; private recreation facilities; public uses; religious and institutional uses; quasi-public uses such as a day care facility; transit node; post office and library; and utilities necessary to serve the Specific Plan area.
- b) Development standards are defined in the zoning boxes contained in Section III of this Specific Plan. Setbacks may be established during Site Plan review.

- c) Neighborhood Center South is not precluded from receiving a residential density allocation at some point in the future as part of a density transfer authorized by the specific plan.
- d) Walls, fencing, and lighting shall comply with standards stated above.

3. Single Family Residential Areas

The standards found in this section apply to all land and buildings within the Single Family Areas with the RU Use Regulations. Where specific standards are silent on an issue, the PDS Director is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to residential uses in Lilac Hills Ranch:

- a) Development standards for SF residential areas are defined in the RU zoning box found in Section III of this Specific Plan. Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to PDS Director review and approval or through tract map approval, providing the minimums specified herein are maintained as average minimums.
- b) Certain architectural projections (such as a fireplace) may extend up to two feet into yards subject to the following limitations: the projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projection's total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projection shall be limited to a maximum of five feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.
- c) Landscaping of all lots shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- d) A fuel modification zone shall be incorporated into residential lots, as required by the Deer Springs Fire Protection District standards as set forth in the approved Fire Protection Plans.
- e) Walls, fencing, and lighting shall comply with standards stated above.
- f) Minimum setbacks for single family residential land uses shall be in accordance with the **Single Family Development Standards** ~~tables-Figures 74~~table - Figures 98 and 99 75 and established during Site Plan review.

4. Attached and Mixed-Use Areas

The standards found in this section apply to all land and buildings within the attached and mixed-use residential areas. Where specific standards are silent on an issue, the PDS Director is authorized to define a standard consistent with the definition of the

III. DEVELOPMENT STANDARDS AND REGULATIONS

Village Core/Mixed-Use land use designation in the land use element goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to multifamily attached and mixed-use uses areas in Lilac Hills Ranch:

- a) Development standards are defined in the zoning boxes contained in Section III of this Specific Plan, and by the **Single Family Residential Development Standards** table ~~(Figures 99)~~ **(Figures 98 and 99100)**. Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to PDS Director review and approval or tract map approval, providing the minimums specified herein are maintained as average minimums.
- b) Certain architectural projections (such as a fireplace) may extend up to 2 feet into yards subject to the following limitations: the projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projection's total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projections shall be limited to a maximum of 5 feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.
- c) Landscaping of all single family attached and mixed-use premises shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- d) Walls, fencing, and lighting shall comply with standards stated above.
- e) Site Plans for these use types shall meet the applicable usable open space requirements of the Valley Center Design Guidelines.

5. School Site

The 12-acre K-8 school site within Phase 3 has been designed and is proposed for public or private school use to serve the educational needs of the residents of the Community and surrounding areas. The two local school districts will have an opportunity to acquire the site based on their independent assessment of their facility needs. It is also possible that a private school may desire to acquire the site for a "charter" or other type of private school. If over time neither a public or private entity is able to obtain the site it may be considered for an alternative use as follows.

The school site is both planned (VR2.9) and zoned for (RU) residential uses. If the school site is removed from the specific plan, that area will revert to the underlying residential use and will not require Table 3 to be updated. If the school is not developed, the site may be developed with residential uses per the VR 2.9 and RU Use Regulations. The maximum number of dwelling units approved for

the Specific Plan (1,746) will remain unchanged unless a General Plan Amendment is processed and approved by the Board of Supervisors.

6. Parks

Public and private parks are located throughout the Lilac Hills Ranch development. Standards found in this section apply to all land and buildings within the public and private parks. Where specific standards are silent on an issue, the PDS Director is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the public parks within the Lilac Hills Ranch Community:

- a) Allowable uses within the private recreational areas in Lilac Hills Ranch include dedicated dog parks, picnic, play structures and equipment; sports courts and fields; multi-purpose trails; maintenance and restroom buildings; parking lots; and other uses as permitted by the County of San Diego Zoning Ordinance.
- b) The ~~county-owned~~public park (P10) shall be developed in conformance with park development standards determined by the County Park Department of Parks and Recreation ~~Department~~ and in accordance with the Park Lands Dedication Ordinance- (PLDO).
- c) ~~All parks to be dedicated to~~An open space easement or other instrument approved by the County of San Diego will be dedicated with for restricting the recordation use of private parks for park and recreational purposes shall be recorded as part of the Final Map approval for the ~~area~~phase in which they are located. The grading, improvements and land landscaping for the private parks shall be completed and accepted by the Director of Parks and Recreation prior to the issuance of occupancy permits for the first building permit to exceed fifty percent of the total number of units for that Phase.
- d) The sports fields at the public park is allowed to include pole mounted lighting with the condition that the field lights are turned off prior to 10:00PM00 PM.
- e) All public and private parks shall contain the minimum net area as specified in the PLDO Credit Table. Net area will be determined based on PLDO definition for active recreational use.
- f) A Park Site Plan shall be approved for all public and private parks.
- g) Each Park Site Plan shall be reviewed and approved by the Department of Parks and Recreation and shall comply with all design requirements.
- h) The Parks Plan (Figure 17) included with this Specific Plan shows the anticipated location and configuration of the proposed parks system, both public and private. As the development of the community proceeds, the specific location, size, configuration and design of the parks may be modified subject to

[the review and approval of the Department of Parks and recreation during the Tentative Map process.](#)

7. Open Space and Trails

Lilac Hills Ranch provides preserved biological open space, and undeveloped common areas which encompasses fuel management zones and maintained manufactured slopes. In addition, a highly developed public trail system is provided throughout the Community. Standards found in this section apply to all open space land and trails within the Community. Where specific standards are silent on an issue, the PDS Director is authorized to define guidelines supportive of sustainable trail design and construction. The following use and performance standards apply to open space and trails:

- a) Biological Open Space consists of natural and ~~revegetated~~[re-vegetated](#) open space and biological open space that may be offered for dedication to the County Open Space Preserve system. Allowable uses in the Lilac Hills Ranch Biological Open Space areas include restoration of degraded and/or disturbed native plant habitats ~~per the Lilac Hills Ranch Revegetation Plan~~; public utilities and access to utilities; emergency or special needs fuel modification as determined by the Deer Springs Fire Protection District in accordance with the requirements of the approved Fire Protection Plan; agriculture land uses in the RPO wetland buffer which pre-date the approval of the Specific Plan and regional trails as shown and described in the Specific Plan text.
- b) Prohibited uses in Biological Open Space areas include streets and associated grading; (except as shown on the Specific Plan or as required to comply with Federal, or State permits); grading and fuel modification landscaping for the Lilac Hills Ranch Specific Plan development area (with the exception of grading associated with trail construction and maintenance); ornamental, non-native landscaping; developed recreational facilities such as picnic and play areas (with the exception of trails) and residential lot accessory uses and landscaping.
- c) Common area open space includes manufactured slopes for the construction of streets, residential lots and other uses allowed within the Community; erosion control and fuel modification zones and landscaping; Community entry features, including monument signs, lighting, ornamental landscaping, site furnishings and similar elements; utilities and access to utilities necessary to serve the Lilac Hills Ranch Specific Plan area; recreational uses such as picnic and play areas, tot lots, nature observation and seating areas; and both existing and new agriculture land uses in the manufactured, or other open space areas, local and regional trails.
- d) Agricultural uses will be allowed so long as they can be managed appropriately without creating a nuisance to adjoining properties within the Community.

- e) Lilac Hills Ranch will use commercially acceptable farming practices for on-site agriculture that are consistent with surrounding uses and County Ordinances.
- f) Manufactured slopes shall be planted for erosion control, fuel modification, Community identity, and aesthetics in conformance with the plant palettes and standards contained in this Specific Plan.
- g) Native oaks shall be preserved or moved to open spaces to the maximum extent feasible.
- h) Trails that are part of the County Regional Trail System (Community Multi-purpose Trail and Regional Trails Links) and the Ranch Multi-Use Trail shall be developed in accordance with the County's Trail Standards. The County Regional Trail System trails shall accommodate equestrians, bicyclists, and pedestrians and shall be dedicated to the County of San Diego. The Ranch Multi- Purpose Trail shall accommodate equestrians, bicyclists, and pedestrians and shall be maintained by the HOA.
- i) The Lilac Hills Ranch Community trail system shall be designed to accommodate bicyclists and pedestrians on all trails. Equestrian use of this trail system will be limited to the trails on the County Master Trail System and the Ranch Multi-Use Trail that connects the two trails on the County Master Trail System.
- j) Multi-Purpose trails shall be constructed per the County of San Diego Design and Construction Guidelines and the Valley Center Community Road designation trail standards and as described within this Specific Plan.
- k) Trails shall avoid fragile root areas of trees and shrubs, where feasible. Regional trails crossing roads shall be within ten degrees of a right angle. Traffic signs denoting all trail crossings shall be located along roadways to promote safety. Buttons at equestrian crossings shall be installed at signalized intersections. Motorcycles and off-road vehicles shall be strictly prohibited on both the regional and Community/neighborhood trails.

L.M. Wireless Facilities

Wireless facilities are allowed only in the three areas of the Community with the C34 Use Regulation. All proposed wireless facilities will be required to obtain the permits and go through the review process required in Section 6980 of the Zoning Ordinance.

M.N. General Plan Amendment

In order for the Lilac Hills Ranch Specific Plan to be implemented a General Plan Amendment must first be approved. The Lilac Hills Ranch General Plan Amendment includes a proposal to amend the County of San Diego's General Plan by: 1) Amending the Regional Land Use Map to change the Regional Category from Semi-Rural to Village Category; 2) Amending the Valley Center and Bonsall Community Plan maps to change the Land Use designations to VR 2.9 and Village Core and amending

the texts to insert descriptions of the Specific Plan; and 3) Amending the Mobility Element road classification [and Table M-4](#) for West Lilac Road to relocate the location where the classification of West Lilac Road transitions from 2.2C to 2.2F from east of the project to the west side of the Community.

The General Plan Amendment proposes for the 608-acre project to replace the Semi-Rural category on the Regional Land Use Map with the Village Regional Category (~~Figure 8~~ **Figure 8 - Proposed Regional Land Use Categories**). The Project is proposing a planned Community that meets the requirements of the Community Development Model. It contains a central core in which the highest intensities of development are to be located. This Village-core would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, containing bicycle lanes and walkways that link the Project's proposed parks, schools, and public areas. Typically future growth is directed to areas where existing or planned infrastructure and services can support growth. The Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District and the Deer Springs Fire Protection District.

1. Community Plan Designations

The General Plan Amendment proposes for the 608-acre project to replace the existing Semi-Rural 4 and the Semi-Rural 10 land use designations (~~Figure 7~~ **Figure 7-- Existing Regional Land Use Categories**) which allow a gross density of one unit per 4 and 10 acres respectively to the Village Residential (VR 2.9), and the Village Core/Mixed-Used (C-5) designations.

The majority of the property will be designated with the VR 2.9 designation which allows a maximum of 2.9 dwelling units per acre over the 532 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project which will be designated with the Village Core/Mixed-Use designation which as the name suggests allows a mix of commercial, residential and mixed-use development within the 30.8 acres within the Town Center. Two smaller Neighborhood Centers (8 and 0.4 acres) south of the Town Center will also be designated with the C-5 designation (~~Figure 10~~ **Figure 10 - Proposed Community Plan Land Use Designations**).

All of the approximately 78 acres in the northwest corner of the property located in the Bonsall Community Plan will be designated with the Village Residential (VR 2.9) land use designation.

N.O. Existing Structures to Remain

Within the Community there are sixteen parcels [all](#) with existing residential structures, [some including ancillary structures](#) located in Phases 1, 2, 3, 4, and 5. These dwelling units ([and structures](#)) pre-exist the approval of the Community and are not included in the tables describing the distribution of the 1,746 dwelling units planned and

authorized pursuant to this Specific Plan. Implementing Tentative Maps may recognize the existing structure by locating it on a new, reconfigured lot. As such the reconfigured lot will not be included as part of the residential unit count for the phase or for the project at large. Each Implementing Tentative Map will identify which of the existing structures shall remain after completion of such phase of the Project. Upon Project completion, many of the existing homes will be on the Property together with the new homes provided for in this Specific Plan.

Subdivision Process: The existing structures are located on Assessor Parcels (APN 128-280-10, 27, 37 and 42; 128-290-07; 127-072-38; 128-290-07, 09, 69, 74; 128-440-02, 05, 06, 14 and 22; and 129-300-09). A note will be placed on the subdivision maps allowing them to remain following the recordation of the implementing subdivision maps. In each case the Final Map will create a legal lot meeting the appropriate zoning requirements for minimum lot size setbacks etc.

Design Review for New Structures: When in the future the existing structures on these lots are removed, all new structures, except for the existing structures on APN 128-280-42 including the barn, will be required to meet the minimum standards on the **Single Family Development Standard Table** and the architectural facades in this specific plan.

Figure 71 - Zoning Plan

Figure 72 - Town Center Concept Plan

Figure 73 - Country inn Concept Plan

Figure 74 - Country inn Elevation

Figure 75 - Town Center Sections

Figure 76 - Town Center Sections

Figure 77 - Town Center Sections

Figure 78 — Conceptual Town Center & Retail Mixed-Use Elevations

~~Figure 79~~ - Figure 78 - **Private Recreation Facility Site Plan**

~~Figure 80~~ - Figure 79 - **Single Family Attached Design Vignettes**

~~Figure 81~~ - Figure 80 - **Single Family Attached Design Vignettes**

~~Figure 82~~-Figure 81 - **Single Family Attached//Mixed -Use Design Vignettes**

~~Figure 83~~ - ~~Figure 82~~ - **Town Center & Neighborhood Center Development Standards Table**

~~Figure 84~~ - ~~Figure 83~~ - ~~Single Family (S.F.A-1) Attached Residential Site Plan~~
~~Concepts~~Layout

~~Figure 85~~ - ~~Figure 84~~ - **Single Family Residential Site Plan Concepts** (S.F.A-2)
Attached Layout

Figure 85 - Single Family (S.F.A-2) Attached Layout

Figure 86 - Single Family (S.F.A-3) Attached Layout

Figure 87 - Single Family (S.F.A-4) Attached Layout

Figure 88 - Commercial Mixed-Use (M.U.-5) Layout

Figure 89 - Residential Mixed-Use (M.U.-6) Layout

Figure 90 - Residential Mixed-Use (M.U.-6) Layout

~~Figure 86~~ - Figure 91 - **Residential Mixed-Use (Horizontal)** M.U.-6 Layout

~~Figure 87~~ ~~Figure 92~~ - **Residential Mixed-Use (Horizontal) 12-Plex, 3-Story**
Flats M.U.-7) Layout

Figure 88 — Conceptual Four Plex Elevations

Figure 89 — Single Family Attached Site Plan Concepts

Figure 90 — Single Family Attached Site Plan Concepts

Figure 91 - Conceptual Single-Family Live-Work Townhome Elevation

Figure 92 — Conceptual Luxury Townhome Elevation

Figure 93 — Conceptual 3-Story Flats Elevations

~~Figure 94~~ - Figure 93 - **Community Clock Tower**

~~Figure 95~~ - ~~Figure 94~~ - Park (P-11) Senior Center (plan & rendering)

~~Figure 96~~ - Figure 95 - **Group Residential/Group Care Facility Conceptual Site Plan**

~~Figure 97~~ - Figure 96 - **Group Residential/Group Care Facility Elevation**

~~Figure 98~~ - Figure 97 - **Conceptual Senior Center Elevation**

~~Figure 99~~ - Figure 98 - **Single Family Residential Development Standards**

~~Figure 100~~ - Figure 99 - **Single Family Residential Development Standards**

~~Figure 101~~ - Figure 100 - **Single Family (S.F.-1) Lot Layout**

~~Figure 102~~ - Figure 101 - **Single Family (S.F.-2) Lot Layout**

~~Figure 103~~ - Figure 102 - **Single Family (S.F.-3) Lot Layout**

~~Figure 104~~ - ~~Figure 103~~ - **Single Family (S.F. 4) Lot Layout**

~~Figure 105~~ - Figure 104 - **Single Family (S.F.-5) Lot Layout**

~~Figure 106~~ - Figure 105 - **Single Family (S.F.-6) Lot Layout**

~~Figure 107~~ - ~~Figure 106~~ - **Single Family (S.F.-6) Lot Layout**

~~Figure 108~~ - Figure 107 - **Single Family (S.F.-7) Lot Layout**

~~Figure 109~~ - Figure 108 - **Single Family (S.F.-8) Lot Layout**

~~Figure 110~~-Figure 109 - **Single Family (S.F.-8) Lot Layout**

~~Figure 111~~ - Figure 110 - **Single Family (S.F.-8) Lot Layout**

~~Figure 112~~-Figure 111 - **Single Family (S.F.-9) Lot Layout**

~~Figure 113 -~~ ~~Figure 112 -~~ ~~Single Family Small~~ ~~(S.F.-10) Lot Conceptual~~
~~Elevations~~ Layout

~~Figure 114 - Figure 113 -~~ **Single Family Conceptual Elevations(S.F.-11) Lot**
Layout

~~Figure 115~~ ~~Figure 114 -~~ **Single Family** ~~Conceptual Elevations~~ (S.F.-12) Lot Layout

~~Figure 116 - Figure 115 -~~ **Single Family Conceptual Elevations(S.F.-13) Lot**
Layout

~~Figure 117 -~~ ~~Figure 116 -~~ **Single Family** ~~Conceptual Elevations~~ (S.F.-14) Lot
Layout

Figure 117 - Single Family (S.F.-15) Lot Layout

Figure 118 - Single Family (S.F.-16) Lot Layout

Figure 119 - Single Family (S.F.-17) Lot Layout

~~Figure 118~~ ~~Figure 120~~ - **Senior Neighborhood Gated Entry Guard House**
~~Concept~~ ~~Typical~~

~~Figure 119 -~~ Figure 121 - ~~Church~~ Institutional Site Concept Plan & Elevation

~~Figure 120~~-Figure 122 - **Project Entry Monuments**

~~Figure 121~~ - Figure 123 - **Fitness Center Park Concept (P-1)**

~~Figure 122~~ - Figure 124 - **Sport Park (P-2) Concept**

~~Figure 123~~ Figure 125 - **Mail Pick-Up Station (P-3) Concept**

~~Figure 124~~ - Figure 126 - **Garden Park (P-4) Concept**

~~Figure 125~~ - Figure 127 - **Climber Pocket Park (P-5) Concept**

~~Figure 126~~ - Figure 128 - **The Barn (P-6) Concept**

~~Figure 127~~ - Figure 129 - **Neighborhood Park (P-7) Concept**

~~Figure 128~~ - Figure 130 - **Town Center Park (P-8) Concept**

~~Figure 129 -~~ Figure 131 - **Vineyard Park (P-9) Concept**

~~Figure 130~~ - Figure 132 - **Joint Use Park (P-10) Concept**

~~Figure 131~~ - Figure 133 - **Fence & Wall Concepts**

~~Figure 132~~ - Figure 134 - **Parking Area Landscaping**

~~Figure 133~~ - Figure 135 - **Parking Area Landscaping**

~~Figure 134~~ - Figure 136 - **Lighting Concepts**

~~Figure 135~~ - Figure 137 - **Fire Protection Plan**

~~Figure 136~~ - Figure 138 - **Fuel Management Setback Zones**

Figure 139 - Biological Open Space Signage & Trails

III. DEVELOPMENT STANDARDS AND REGULATIONS

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~~A. Design Concept~~

~~B. Street System~~

~~C. Zoning~~

~~D. Site Design/Landscape Design~~

~~E. Architectural Design Standards and
Guidelines~~

~~A. Fire Protection~~Community Phasing

~~B. Subsequent Government Actions~~ S

~~F.C. Amending the Specific~~ Plan

~~G. Grading Plan Development Standards~~

~~H. Drainage Plan Development Standards~~

~~I. Water and Wastewater Development
Standards~~

~~J. Open Space~~ Maintenance Standards

~~K. General Use and Performance Standards~~

~~Wireless~~Responsibilities Public Facilities
Financing Plan

III. DEVELOPMENT STANDARDS AND REGULATIONS

~~L. General Plan Amendment~~

~~M. Existing Structures to Remain~~

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IV. Implementation

A. Community Phasing

1. Community Phasing Plan Description

Construction is anticipated to occur over an eight to twelve year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. Phasing is implemented through the recording of the Final Maps. Due to changing market conditions, the actual construction of dwelling units in Lilac Hills Ranch is non-sequential. As long as infrastructure necessary to serve the planned development is in place, and the San Diego County Department of Public Works approves the proposed infrastructure phasing (see **Figure 15 -Figure 15-- Phasing Plan**), sub-areas may develop in any order.

The project when constructed will include neighborhood serving commercial development within one-half mile or less for all residential dwelling units and will therefore accomplish the goal of providing a “walkable community.” County and national standards do not require that the commercial units be established and available for the first or any other particular phase of development as the commercial uses need to first have the market base in order to move forward.

The Proposed Community would require grading and improvements, including fuel modification zones, to approximately 503504 acres of the site. Grading has been designed to minimize impacts to areas that meet the County RPO steep slope criteria with 99.7% of all grading outside of the RPO steep slope area. Both cuts and fills are proposed within each grading area. Fill material would be transferred between the areas as required. Roadways would be constructed as traffic demand requires. Depths of cuts have been minimized to reduce the possible need for blasting.

The maximum (worst case) assumed grading/construction conditions would entail 50 acres under grading at the same time. The total anticipated disturbance area on site would be 503504 acres. Less than 50 acres of the site would be disturbed on any given day under this worse-case scenario. Required roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need. The draft Traffic Impact Study outlines when the roadway improvements would occur in relation to Community phasing.

2. Community Phasing Standards

The following standards relate to the Lilac Hills Ranch phasing program:

- a) Prior to recordation of an implementing final subdivision map, improvement plans and/or landscape plans shall be submitted to the County Department of Planning and Development Services for approval. The improvement plans or landscape plans shall include: 1) final grading plan, 2) street improvement plans; 3) fence

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treatment plans; 4) special treatment or buffer area treatment plans, and 5) irrigation plans prepared by a certified landscape architect;

b) Prior to recordation of any implementing final subdivision map, a Park Site Plan for that phase shall be submitted to and approved by the Director of the County Department of Parks and Recreation. Park Site Plan shall include full plans and specifications.

c) Concurrent with the recordation of the Final Map for phase 3 of development, the developer shall enter into an agreement with the County Department of Parks and Recreation to construct and convey a turn-key public park P-10 concurrent with the construction of Phase 3. This agreement shall be accompanied by security sufficient to cover, but not exceed, the cost of all improvements per the approved Park Site Plan and in the form and amount specified by the Director of Department of Parks and Recreation to ensure the applicant's performance of the terms of the agreement.

~~b~~d) _____ The first Final Map recorded for each Specific Plan phase shall include all Open Space planning areas within the Phase in a dedicated open space easement.

~~e~~e) _____ Each Planning Area shall include development of adjacent landscaped areas and applicable infrastructure.

~~d~~f) Construction of the development identified herein, including recordation of final subdivision maps, may be staged progressively, provided adequate vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety.

B. Subsequent Government Actions

1. County of San Diego

Subsequent actions by the County include, but are not limited to, final maps, site plans, major and/or minor use permits, and grading and building permits.

a. Site Plans

All of the single family residential development (detached or attached) will require that a Site Plan application, per the "V" Setback Regulator and "D" designator, shall be submitted and approved for each Tentative Map application.

The "V" Setback requires a Site Plan to establish the setbacks for all lots within a given development application. Each Site Plan shall show the setbacks conforming to the minimum standards shown in the appropriate Development Standards table in Section III. The Site Plan requirement for the "V" setback and the Site Plan requirement for the "B," or "D" development regulators may be combined into one application.

Uses (including mixed-use development) within the Town Center and within the Neighborhood Centers will be further regulated by the application of the "B" Special Area Development Regulator which requires that development applications shall also

include a Site Plan which shall be reviewed by the Valley Center Design Review Board prior to a decision on such Site Plan being made by the Department of Planning and Development Services. The review process by the VCDRB is to determine whether the Site Plan conforms to the standards for the particular use under the Valley Center Design Guidelines. Their review and recommendation is forwarded to the PDS for consideration. The review and decision process by PDS shall be based on determining whether such Site Plan is in substantial compliance with the standards and guidelines of this Specific Plan and the VC Design Guidelines. ~~Any determination made by the Valley Center Design Review Board or the Department of Planning and Development Services that the proposed Site Plan is in conflict with the Specific Plan shall clearly identify the particular objective, policy or design standard or guideline found to conflict with said Site Plan.~~

There are no private parks proposed in the area with the C34 Use Regulation.

The following Civic Uses allowed by the Specific Plan will require approval of Site Plans: The recycling facility (RF) in Phase 2 which is co-located with the trailhead (although not required, those details are included on the Site Plan).

b. Minor Use Permits

The Community clock tower in the Town Center will require a Minor Use Permit per Section 2344-a. The conceptual design of the tower is shown in **Figure 93** ~~Figure 94~~ **Community Clock Tower**, and the structure is allowed to be a maximum of 60 feet in height. The tower may include radio and cellular facilities with the approval of the necessary regulatory permits.

c. Major Use Permits

- i. The on-site WRF located in Phase 3 if constructed will require a Major Use Permit from the County of San Diego;
- ii. The site designated PR on the Specific Plan map will allow a private recreational facility that will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.
- iii. The Group Residential/Group Care facility in Phase 4 includes both a Group Residential use (which does not require a discretionary permit) and a Group Care facility which requires a Major Use permit. Both uses are co-located on the same property and in the same facility and both will be included with the Major Use Permit application;
- iv. The Senior Community Center located in a private park in Phase 4 will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.; and,
- v. The Institutional Use site in Phase 5 will also require a Major Use Permit. There are several land uses that can be accommodated on this site, all of which are

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limited to the kinds of uses detailed in Section 1348 of the Zoning Ordinance (Civic Assembly) and all are permitted with the approval of a Major use permit.

2. Other Regulatory Actions

Other actions by regulatory and trustee agencies include:

- a) 4(d) Habitat Loss Permit issued by the County of San Diego the U. S. Fish and Wildlife Service and the California Department of Fish and Game;
- b) Section 404 Permit by the U.S. Army Corps of Engineers;
- c) 1603 Streambed Alteration Agreement is required from the California Department of Fish and Game for any channel modifications;
- d) National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board. This same Board must also issue a General Waste Discharge Permit for Groundwater Extraction Waste Discharges and a Waste Discharge Permit for the WRF;
- e) Water Treatment Device Certification from the California Department of Health Services for the WRF;
- f) Operating Permit for the emergency generators for the pump stations by the Air Quality Management Board and the WRF;
- g) Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act; and,
- h) Encroachment permits maybe required from Caltrans.

3. State of California

Lilac Hills Ranch includes a Senior Citizen Neighborhood as a major component of the Specific Plan. The Senior Citizen Neighborhood (Phases 4 and 5) includes 175 acres and 468 dwelling units. The Senior Citizen Neighborhood will be exclusively reserved for senior citizens over the age of 55 per Civil Code Section 51.3 (b-1).

To comply with concerns regarding civil rights discrimination in housing the State of California enacted Section 51.3 of the Civil Code to provide an exclusion for senior residential housing development which has a minimum of 35 dwelling units. The Lilac Hills Ranch Community clearly meets the standard and is therefore required under Section 51.3 (b-4) to file for and obtain a Public Report pursuant to as a senior citizen housing development under Section 11010.05 of the Business and Professions Code.

C. Amending the Specific Plan

This specific plan can be amended pursuant to a valid permit application being submitted and processed to final hearing before the Board of Supervisors pursuant to the process published by the County of San Diego; and minor modifications that substantially conform to the provisions of the specific plan may be approved by the PDS Director provided the

overall character of the Community is maintained. Minor modifications include changes such as; the addition of public or private parks, relocation of parks within the same planning area, reconfiguration of parks so long as the total park area does not decrease, minor reconfigurations of the individual planning areas to accommodate unforeseen circumstances providing the gross area of any planning area is not changed by more than fifteen percent and minor adjustments in the location of private road segments so long as they still fulfill their assigned traffic function as described in the Traffic Impact Analysis. Amendments to the boundaries between the residential and commercial areas will require amendments to the General Plan maps, rezones and amendments to the Specific Plan.

D. Maintenance Responsibilities

Maintenance responsibilities for Lilac Hills Ranch shall be as follows:

1. ~~The public park site (P-10) shall be owned by the~~ County of San Diego Parks and Recreation ~~will own the public park site (P-10) in fee, however, or the Lilac Hills Ranch HOA will retain~~ local parks and recreation district, subject to change pending further discussions with the Department. Maintenance responsibilities ~~of this for the public~~ park will be determined by DPR or local parks and recreation district (depending on ownership) and may include contracting to the HOA.
2. Maintenance of the two County Master Trails System trails on-site shall be the responsibility of the County Parks and Recreation Department, a County Service Agency or another appropriately designated public agency or responsible private group.
3. Maintenance of the Lilac Hills Ranch Public Trails System on-site shall be the responsibility of the Lilac Hills Ranch HOA.
4. Maintenance of the dedicated open space shall be the responsibility of an appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
5. Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner or HOA.
6. Private streets, landscaped parkways, entry monuments and gates, and common area slopes, shall be maintained by property owners in the Community through the HOA or assessment mechanism such as a Landscape Maintenance District.
- ~~7. Maintenance of the landscaped parkways within the Community boundaries shall be maintained by the property owners in the Community through the HOA or assessment mechanism such as a Landscape Maintenance District (LMD).~~
- ~~8-7.~~ The WRF is anticipated to be owned and operated by the VCMWD.
- ~~9-8.~~ The private road system within the Community boundaries shall be maintained by the property owners in the Community through the HOA or assessment mechanism such as an LMD.

9. The landscaping within the pathway for the on-site portion of the West Lilac Road shall be maintained by a Landscape Maintenance District (LMD).
10. The Recycling Facility (RF) will be owned by the HOA which will be responsible for the site's maintenance

E. Public Facilities Finance Plan (PFFP)

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. The following summary identifies on and offsite services required to be available at the time of need as well as a description of financing options for their implementation.

Required Facilities

1. Circulation Improvements

Public road improvements and mitigation measures for traffic impacts are identified in the *Traffic Impact Analysis for the Lilac Hills Ranch*. Community improvements include the following:

- a. West Lilac Road;
- b. Additional off-site and on-site public road improvements are to be identified in the traffic study.

2. Drainage Facilities and Storm Water Management Improvements

The Lilac Hills Ranch *Preliminary Drainage Study and the Lilac Hills Ranch Storm Water Management Plan (SWMP)* identifies required facilities to control drainage and protect water quality. Improvements include detention basins as described in the Drainage Study and Best Management Practices as described in the SWMP.

3. Water Facilities

The ~~Overview of Water Services~~Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District describes the required water facility improvements including off-site extensions of water mains. New water service within the development consists of a 12-inch backbone water line extending from north to south through the Community. This new 12-inch water main will connect to the existing 12-inch water line in West Lilac Road as well as connecting to the existing 18-inch water line running east-west through the south portion of the Community. Extending from the 12-inch backbone water main will be 8-inch lines in the residential neighborhoods and appropriately sized lines to serve the schools and park area. Pressure regulators are provided to maintain appropriate pressure in lower elevations of the site.

Offsite water facilities are not anticipated because the existing network of potable water distribution piping in the vicinity of the Community is capable of providing adequate flow and pressure to the site. In addition, existing potable water storage within the water service zone is sufficient to accommodate the storage needs of the Community; ~~thus,~~

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~~no new potable water.~~ The Community shall make improvements to existing storage is
expected to be facilities as required by the VCMWD

4. Water Reclamation Facility

Wastewater collection, conveyance, treatment, and disposal will be achieved based on plans reviewed and approved by the Valley Center Municipal Water District (VCMWD). ~~The project proposes. The Wastewater Management Alternatives Report for the Lilac Hills Ranch Community identifies four alternatives for the~~ treatment of ~~the project's wastewater. The VCMWD preferred alternative is that the~~ on-site generated wastewater for the initial phases ~~to occur be treated~~ at the VCMWD Lower Moosa Canyon Water Reclamation Facility. Effluent ~~generated by the project (as well as the 16 existing home sites and six not-a-part parcels)~~ would be pumped into a force main and would be routed south, off-site to the existing VCMWD Lower Moosa Canyon Water Reclamation Facility. A Water Reclamation Facility may also be constructed on-site to treat wastewater generated by the project. An MUP is being processed concurrent with this EIR for the on-site treatment facility. The on-site Water Reclamation Facility could be either of the following: 1) on-site Water Reclamation Facility with solid treatment or 2) on-site Water Reclamation Facility without solid treatment (scalping plant). The ultimate treatment of wastewater for future phases of the project would be under the discretion of the VCMWD.

Wastewater will be collected in gravity sewers; gravity flow will be maintained to the extent possible. Due to the Community topography, up to ~~three~~four wastewater lift stations may be necessary to pump wastewater to the main gravity flow collection system. The backbone gravity wastewater system will convey wastewater to the designated wastewater treatment plant for treatment. Disposal of treated wastewater will be by recycling the treated effluent for irrigation of landscaping within the community or as otherwise approved by the VCMWD.

Under all scenarios, a recycled water booster pump station will be incorporated into the treatment facility site plan. This pump station could deliver recycled water to the irrigation system within the community or service area of the VCMWD. Some of the alternatives include offsite infrastructure improvements and new facilities.

5. Fire, Paramedic and Law Enforcement Services and Facilities

The Deer Springs Fire Protection District will provide fire and paramedic services. ~~Existing fire and paramedic services and facilities are adequate to serve the initial phases of Lilac Hills Ranch and later phases will benefit from facility and equipment improvements paid for out of Community impact fees and annual assessments of the~~ There are three Deer Springs Fire Protection District. ~~There are four~~ fire stations located in the DSFPD; Station 11 (District Headquarters) at 8709 Circle R Drive, Escondido, CA 92026; Station 12 at 1321 Deer Springs Road, San Marcos, CA 92069; and Station 13 at 10308 Meadow Glen Way East Escondido, CA 92026; ~~and Cal Fire Station 15.~~

The "closest" fire station to the project site is CAL FIRE's Miller Station, (Station 15) operated in conjunction with DSFPD at 9127 West Lilac Road, Escondido, CA 92026.

~~The closest fully staffed fire station to Lilac Hills Ranch is Miller Station located adjacent to the proposed development and approximately 2.3 miles from the furthest structure when the development is fully constructed. This CALFIRE station is a publicly supported facility, fully staffed 24 hours a day, seven days a week, and includes three firefighting personnel per shift. Miller station is legally responsible and committed to responding to emergency alarms through an Amador Contract between CALFIRE and the DSFPD pursuant to Public Resources Code Section 4143. It is also a “must cover station” which means that if the engine is off-site at another incident, another engine will “move up” to cover this station. Miller Station consists of a 3,000 square foot fire station located on a 2-acre parcel and is staffed by a three member crew. This station receives funding from the County of San Diego, for extension of its use during the non-fire season under an Amador contract. The travel time from the Miller Station site to the furthest structure when all phases of the proposed development are completed would be approximately 4.5 minutes, below the 5-minute travel time requirement.~~

DSFPD identified Fire Station 11 as the “primary” fire station for the project in the Project Facility Availability Form (PFAF). Response times from Station 11 do not fully meet the time standards identified by the County General Plan (Dudek and Hunt Research Corp, January 2013).

The additional response to emergency calls from the project could result in an increase from 2.0 calls per day to 3.9 calls per day at build out. As discussed in the FPP, even though the call volume would be doubled, the stations would be able to absorb the additional calls generated by the project at build out, and with any of the three following options, the project would meet the County’s travel times:

Option 1: This option includes DSFPD and/or SDCFA and CAL FIRE agreeing that CAL FIRE’s Station 15 (Miller Station) would provide primary response to project emergencies. This option would include a new fire station or a remodel of the existing Station 15 site, and a new Type I engine. This would require a new agreement between DSFPD and/or SDCFA, and CALFIRE.

Option 2: This option would include a new separate DSFPD fire station on the CAL FIRE Station 15 site in order for such facility to be completely independent from CAL FIRE. This option would include an agreement between DSFPD with CAL FIRE to either remodel Station 15 to co-locate and staff a DSFPD Type I paramedic engine on the site with CAL FIRE or the construction of a completely separate DSFPD station. The new station or remodel would accommodate an engine from station 11 or a new engine purchased for the new facility. This would require an amendment to the existing Amador Agreement with CAL FIRE.

Option 3: If an agreement cannot be reached between SDCFA and/or DSFPD and CAL FIRE (Option 1) or between DSFPD and CAL FIRE (Option 2), a new fire station would be constructed within the Lilac Hills Ranch Project. A Type I paramedic engine would be added at the station. The engine could either be reassigned from Station 11 or a new Type I purchased for the Station. The construction of a new fire station

would be triggered upon the construction of any lot outside the 5 minute response time, equivalent to the 54th unit in Phase 1. If DSFPD agrees, a temporary on-site fire station could be constructed at the same trigger.

Each of these options would result in emergency fire and medical response throughout the Lilac Hills Ranch project within the County travel time requirements. In addition, there would be benefits to the existing community emergency response system. The cost effectiveness and efficiency of the options varies, with Option 1 representing the most efficient and Option 3 the least efficient use of available funding.

6. Schools, Parks, Open Space and Trails

School services are provided by the Fallbrook Union High School District, the Valley Center-Pauma Unified School District, and the Bonsall ~~Union~~Unified School District. School fees are paid prior to building permit. A K-8 school site is provided in the Lilac Hills Ranch Community.

7. Recreational Facilities and Open Space

Lilac Hills Ranch provides ~~402-7103.6~~ acres of biological open space that will be ~~offered for dedication~~preserved within a permanent biological open space easement. P-10 is a public park in accordance with requirements of the County's Park Lands Dedication Ordinance. The park site ~~may~~would be located adjacent to ~~a potential future~~the school site and private recreation facility that will ensure its location near other Community oriented public facilities. The facility will be both dedicated to the County and constructed as a 'turnkey' facility by the Project and maintained as a County public recreational facility. An on-going funding mechanism must be established and adequate revenue must be generated prior to the County assuming operations and maintenance responsibilities of the public park. The funding mechanism may be one of the finance options listed below and must be agreed upon by the County Department of Parks and Recreation. There will, in addition, be 14 private parks maintained by the HOA throughout the Community. Private parks will be included in the design of each Implementing Tentative Map. The Community implements both public and private multi-use trails as components of the County trails system.

8. Financing Options

Financing the above-mentioned facilities requires utilizing appropriate public facilities financing mechanisms to secure their acquisition, construction, and maintenance. No property outside of the project will be included in any of these financing options. The financing options include:

a. County Service Area

Property owners within the County have the option of assessing their properties for a higher level of service. These services could include construction, operation, and maintenance of facilities. For example, a County Service Area could be established for the construction and maintenance of the local park, park site, and recreational trails in Lilac Hills Ranch.

b. Mello-Roos Community Facilities Act

This Act authorizes the formation of Community Facilities Districts (CFD) which authorize the financing of certain public services or facilities through approved special taxes. The Mello-Roos Act can provide funding for the purchase, construction, expansion, rehabilitation, or maintenance of open space, parks, recreation, or parkway facilities, on and off-site streets, drainage and storm water management, water, sewer, recycled water facilities, community power generation, fire, paramedic, and

police/sheriff facilities, public service facilities, and educational facilities. At the appropriate time, the Community will submit a completed CFD Application as required under the Counties adopted CFD Goals and Policies (Board of Supervisors Policy I-136). The Community understands that any CFD formed through the County requires approval from the County Board of Supervisors.

c. Infrastructure Financing District

An Infrastructure Financing District (IFD) is a financing mechanism used to finance infrastructure improvements from tax increment growth in assessed values. An IFD can provide funding for facilities of a Community wide benefit including but not limited to roadways, sewer and water, flood control and park and recreational facilities.

d. Assessment Districts

This financing mechanism is used where the value or benefit of a particular improvement is assignable to particular properties. Assessments are levied in exact amounts on individual properties based on the specific benefits each parcel receives from the said improvement. Special assessments are used for both publicly dedicated on-site and off-site improvements.

Generally, public type improvements are financed through Assessment Districts, including Community Facilities Districts (CFD), County Maintenance Districts (CMD), and Landscape Maintenance Districts (LMD). Assessments are levied and bonds issued to fund the construction of public improvements. Bonded indebtedness is a collective responsibility of all parcels within the Assessment District. The bond issue is a lien against each property with a special assessment. Bonds are not issued to represent individual parcels but are pooled in marketable denominations. Assessments for the construction of infrastructure improvements are predominantly administered through the following legislation: the Improvement Act of 1911; the Municipal Improvement Act of 1913; and the Improvement Bond Act of 1915.

e. Dedication

Dedication of land by developers for public facilities is a simple and direct financing tool used throughout the State. Land dedications may include: road and utility rights-of-way; park sites; open space and trails; Community purpose facility sites; wastewater treatment plant sites including pump station and treated effluent storage sites.

f. Subdivision Exaction

The exaction of local or Community level public improvements are required by jurisdictions under the Subdivision Map Act (SMA) for subdivisions. The SMA requires individual development projects to fund and/or construct local street, utility and associated recreational improvements. Projects are conditioned for specific exaction, where appropriate, to insure the construction of facilities phased with the actual development.

g. Development Fees

As an alternative to direct exaction, an increasing number of communities require payments of impact or development fees to finance local public improvements. These fees compensate the Community for the extra costs of public facilities caused by the development. The fee is typically collected at time of a building permit issuance, with the proceeds placed in a fund designated for the construction of certain facilities. Generally, fees are collected to fund traffic mitigation; parks and recreational facilities; fire facilities and services; schools; drainage and flood control facilities; as well as water and sewer facilities.

h. Developer Reimbursement Agreements

For area-wide facilities required to be constructed on-site, off-site, and/or oversized to accommodate future development, a Developer Reimbursement Agreement provides a mechanism for future payback (reimbursement) to the developer for the additional costs of these facilities. Subsequent development Communities pay their "fair share" portion of the appropriate costs for a shared facility with area wide benefits. Upon collection of a developer's share, the County reimburses the initial developer.

i. Habitat Management

The recently amended Lighting and Landscaping Act, Streets and Highways Code, Section 22500 et. seq. allows for the establishment of a Habitat Maintenance District (HMD) for maintenance of open space areas dedicated to the County (or habitat management agency acceptable to the County). An HMD is an assessment district established by the County to provide long-term maintenance of natural habitats.

9. Finance Plan

The public facilities and services required to support Lilac Hills Ranch are intended to be financed on an equitable basis to ensure that all parcels within the Specific Plan area, and no parcels outside of the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing. Infrastructure improvements require long term financing. However, long-term financing strategies may be combined with short-term financing methods when advantageous for reasons of timing or economics with prior approval of the County.

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. Technical studies prepared for Lilac Hills Ranch identifies the Community's impact on existing facilities and the improvements required to serve the Community. These studies include the Lilac Hills Ranch Traffic Impact Study, prepared by Chen Ryan and Associates; the Overview of Water Service for Lilac Hills Ranch and the Wastewater Management Alternatives for the Lilac Hills Ranch Community, prepared by Dexter Wilson Engineering, Inc.; and, the Fire Protection Plan and Evacuation Plan, prepared by FireWise 2000, Inc. The public facilities and

services required to support Lilac Hills Ranch are to be available when needed and financed to ensure that all parcels within the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing.

Table 911 below summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing option(s) or their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant State and Federal laws.

~~Table 9~~–Table 11 - Facility and Improvement Financing

Required Facility	Recommended Financing Mechanism(s)
Off-site Highway and Street Improvements	Developer and/or Formation of Assessment District (AD)/Community Facilities District (CFD)/Infrastructure Financing District (IFD) and/or Reimbursement Agreements
Circulation Street Improvements and Expansion	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Drainage and Storm Water Management	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Water	Developer improvements and/or Payment to Valley Center Municipal Water District of capacity, and connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Sewer	Developer improvements and/or Payment to Valley Center Municipal Water District of connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Schools	Payment of fees, dedication of land, construction of facilities or financed through a CFD
Parks and Trails	Land dedication, Park land Dedication Ordinance funds, County Service Area participation for maintenance and/or AD/CFD/IFD
Open Space Preserve	Habitat Management District and/or applicable application of Habitat Management Plan, and/or Landscape Maintenance District(LMD)/CFD
Fire, Paramedic and Law Enforcement	Fees, and/or AD/CFD

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V. GENERAL PLAN CONFORMANCE

1. San Diego General Plan
 - A. Guiding Principles
 - B. Chapter 3 – Land Use Element
 - C. Chapter 4 – Mobility Element
 - D. Chapter 5 – Conservation and Open Space
 - E. Chapter 6 – Housing Element
 - F. Chapter 7 – Safety Element
 - G. Chapter 8 – Noise Element
- [2.](#) Valley Center Community Plan
- [3.](#) Bonsall Community Plan

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V. GENERAL PLAN CONFORMANCE

Policies applicable to the Lilac Hills Ranch are contained in the Valley Center and Bonsall Community Plans, and San Diego County General Plan. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses. ~~A more detailed consistency analysis is also provided in the Lilac Hills Ranch General Plan Amendment Report and the accompanying Appendix A which assesses each applicable policy.~~

A. San Diego General Plan

The San Diego County General Plan includes six elements, each with a series of Goals, each one of which is supported by a number of policies which address how the Goal is to be accomplished. The goals, and therefore the policies, all flow from the Guiding Principles which are stated in Chapter 2 of the General Plan. A summary of how the project complies with the Guiding Principles and with each element of the County General Plan is provided below.

Guiding Principles

Guiding Principles; Chapter 2 includes ten Guiding Principles which are intended to provide guidance for how the County's future growth can be accommodated while still retaining the County's rural character, economy, sensitive resources and unique communities.

1. Support a reasonable share of projected regional population growth.

The project supplies a small percentage of the projected regional housing need. The recently adopted General Plan Update was accompanied by an EIR which included estimates about numbers of housing units in this area of the County. These estimates included existing units which could be counted, and assumptions about un-built, approved land development projects and pending land development projects which have been subsequently approved. The estimates regarding the amount of residential units in a given area is important in the development of General Plan documents as they provide a baseline for assessing impacts of future development, ensuring that service levels are adequate and housing needs are met.

2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Lilac Hills Ranch implements this principal because it is located one-quarter mile from a major freeway and is a mixed-use, sustainable, compact community that includes all necessary public services. Lilac Hills Ranch is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. Potable water is available on the property. A recycling facility will provide residents with an additional option to sell their

recyclables and pick up mulch made from green waste. The Community will locate housing close to retail, services, schools, and jobs allowing for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. Civic uses such as a school and public park are located centrally in a school-park complex and are also be located within the mixed-use Town Center and the two Neighborhood Centers which provide additional commercial services. These three complexes ensure that services are available to all residents within a 20 minute (1/2 mile) walk. The commercial and mixed-use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs within this compact community. An extensive network of trails is provided to further encourage residents to walk and bike throughout the Community. All of these features combine to create a state-of-the-art community that will achieve important planning sustainability goals and policies.

3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

The Community site is located a quarter-mile from the I-15 corridor. The Valley Center Community Plan area is one of the larger adopted planning areas in the County. The General Plan Update identified Valley Center and Bonsall as areas with a greater capacity to grow than other communities in the County. The two existing village core areas of Valley Center are located some 10 miles east of Lilac Hills Ranch while the Village of Bonsall is located approximately 12 miles to the west. It is not anticipated that this village will compete with the existing North and South Villages of Valley Center or with the existing Village of Bonsall since they are approximately 25 minutes away from the Community by car.

Due to the close proximity of the I-15 corridor, Lilac Hills Ranch as proposed is similar in size, scale and intensity of uses to a number of other large scale projects both north and south on I-15 like Hidden Meadows, Welk Village, Castle Creek, Rancho Viejo, Meadowood and Pala Mesa Resort. The services and commercial opportunities built into Lilac Hills Ranch will be available to area residents as well. The commercial and Mixed-Use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs, enhancing the economic vitality of this portion of northern San Diego County.

4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Lilac Hills Ranch utilizes the compact model of sustainable village development and includes a variety of small lot sizes and residential mixed-use homes in a compact development footprint. Consequently the development of the ~~Community will result in minorless sensitive upland~~ Impacts to wetlands. ~~Development will be minimized and~~ has been designed so that each wetland ~~area~~ has no more than one crossing. Lilac Hills Ranch includes ~~the provision of~~ approximately ~~105~~103.6 acres of sensitive biological resources.

These are generally located to preserve a major drainage and riparian woodland that forms a major tributary to Moosa Canyon. Moosa Canyon generally parallels I-15 and is a valuable part of the proposed North County MSCP preserve system. While Lilac Hills Ranch is located outside of the proposed Pre-Approved Mitigation Area (PAMA) where the preserve is to be located, the proximity of the biological open space is such that it could provide a valuable addition to the proposed regional preserve system. Any additional mitigation for biological impacts will be provided within the proposed North County MSCP PAMA as feasible or in some other manner approved by the County. In this manner, a significant contribution will be made to an interconnected preserve system, minimizing the habitat fragmentation that results at a regional level from attempting to save resources on a project-by-project basis.

5. Ensure that development accounts for physical constraints and natural hazards of the land.

During the designing of the Lilac Hills Ranch the development footprint was adjusted to account for the few physical constraints on Lilac Hills Ranch. As a consequence approximately 91 percent of the RPO 'steep slopes' are avoided. The few areas that are flood prone are located in open space. The Community comprehensive Fire Protection Plan analyzes the potential fire safety issues of the project area and includes detailed fire prevention measures that will be incorporated into the project design. In addition a 50 ~~to 100~~ to 100 feet wide fuel modification zone is provided around the perimeter of the property and along natural open space areas. ~~Where this cannot be done, as required by the Fire Protection Plan.~~ Additional measures are included to ensure that safety is not compromised. Ignition resistant construction provides additional safety.

6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.

Lilac Hills Ranch will make improvements to West Lilac Hills Road Mobility Element road addressing long standing safety issues resulting from the sub-standard curves and improvements that exist today. Many of the substandard horizontal and vertical issues present in the existing road will be brought up to standard with the improvements to West Lilac Road. Improvements to West Lilac Road will include development of a major east-west County Master Trail linkage, which is also connected into the extensive project trail network. In addition the project design is based on a compact form of development that includes an extensive network of trails, sidewalks, paseos, and paths that will encourage residents to walk or bike to the Town Center, Neighborhood Centers, and school-park complex. The trail system complements the interconnected network of roads included within the project. As discussed in the Specific Plan text, when the Community reaches a point in its development the NCTDB system will be able to locate a transit stop that has been reserved in the Lilac Hills Town Center. As the discussion included with the Principal indicates the transportation system in the unincorporated areas of the County will rely primarily on the public road network.

7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.

Lilac Hills Ranch will be developed in accordance with the compact development model resulting in reduced automobile use and increased opportunities for walking and bicycling. A recycling facility will allow residents an additional opportunity to recycle. Civic uses such as a school and a public park are located centrally in a school-park complex or in the three mixed-use Centers that also provide commercial uses within close proximity to housing. Residents, both within the project and from the surrounding area, will be able to use the extensive trail system to move through the new Community without using their automobiles to go to school, attend recreational activities, or buy necessary goods in Escondido, Fallbrook, Bonsall, and/or Temecula. Lilac Hills Ranch is designed to reduce vehicle trips and emissions by providing services and a community focus where none currently exists.

8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

The LARA (Local Agricultural Resources Assessment) Report prepared by Recon Environmental, Inc. to assess the potential Lilac Hills Ranch Community impact on agriculture concluded that the site is not an important agricultural resource. The site received a low rating for soil quality.

By developing this project, growth in the County will be directed to an area that is not considered an important agricultural resource. The compact form of the development will provide a long and steady stream of new housing which will reduce the pressure on more agriculturally productive farms in the Valley Center area from being developed. Notwithstanding the fact that maintaining agriculture in the face of increasing land, water and energy costs will continue to become increasingly difficult. In addition, Lilac Hills Ranch will maintain active agricultural areas within the project's open spaces. Recycled water may be used for irrigation. Provision will be made for a farmers' market in the Town Center to encourage nearby agricultural activities.

9. Minimize public costs of infrastructure and services and correlate their timing with new development.

Lilac Hills Ranch implements this principal because it is a mixed-use, sustainable, compact planned community located in close proximity to existing and planned infrastructure and services. Because of its' compact design it requires a less extensive road network and infrastructure to meet its' needs. The Project is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. The overwhelming majority of the streets within the project are proposed as private streets but are built to ensure that emergency and safety vehicles can easily access all parts of the new Community. As private streets they will be maintained by the project HOA, and will not therefore require any public costs for their maintenance and upkeep. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of Lilac Hills Ranch.

Infrastructure and public services will be paid for by the developer or through a financing mechanism that is applied only to the residents of Lilac Hills Ranch. Payment of transportation impact fees, school fees and other similar fees will ensure that the cost to the public is minimized. Recreation and school facilities will be closer, potentially eliminating or reducing long bus rides for children.

Lilac Hills Ranch also implements this principal in that it includes a number of innovative new technologies seldom seen in County development proposals. A wastewater recycling facility will provide reclaimed water for irrigation. Additionally, an on-site recycling facility will provide additional opportunity for residents to sell their recyclable materials.

Recognize community and stakeholder interests while striving for consensus.

The Community proponents have conducted a multi-year community outreach process including surveys, open houses and workshops, group discussions and one-on-one meetings. The project was extensively redesigned in response to the comments and issues raised during the meetings and workshops held over the past several years. The project has been the subject of review by the VCCPG, ~~BCPG, and VCDRB~~[BCSG, and VCDRB](#). [Each of these groups will have an opportunity to review and comment on certain future implementation development proposals based on the standards and review authority of each entity.](#)

B. Chapter 3 – Land Use Element

Several of the eighteen Land Use Element goals (3, 5, 6, 9, and 11) seek to encourage and establish compact and efficient land uses that reduce vehicle trips and include a variety of housing types to accommodate a diversity of lifestyles. The Goals express the need for Villages to be compact and include a variety of commercial and civic uses that, again, reduce reliance on the automobile. Villages are expected to be a Community focal point that fosters the development of community pride.

There are several specific Land Use Element goals and policies that merit a short discussion in this summary.

Goal LU-1. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

The Project is designed in accordance with the Community Development Model. Diagrammatically, the General Plan Community Development Model requires that a village be surrounded by a ring of higher density residential development, followed by outer rings of successively lower density residential areas. Lilac Hills Ranch is designed in the same way, with a village core which includes the highest density areas, and then by areas of lower density. The Project's Town Center contains the densest neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes and walkways that link the neighborhoods with parks, schools, and public areas.

Valley Center and Bonsall have been identified in the General Plan as areas with a greater capacity to grow than other communities in the County.

As a planned community, the Project consists of balanced land uses that have self-sustaining infrastructure and public services. The Project will be located near an existing transportation corridor which reduces the size and number of required roadways. Water and sewer service will be provided by the Valley Center Municipal Water District and fire protection will be provided by the Deer Springs Fire Protection District. Residential uses would be located in close proximity to commercial and civic uses, reducing the number and length of automobile trips. The Project would allow for a reduction in the village's footprint by incorporating open space and retaining natural habitat in its design.

The Project is currently located in an area of existing agricultural uses surrounded by, which also include existing residential and commercial uses. The LARA Report concluded that the site is not an important agricultural resource and it received a low rating for soil quality and water resources.

The Project will accommodate growth in Valley Center by directing development to an area that has been identified as an agricultural resource of low importance. By concentrating development here, it will reduce the pressure on areas that contain farm land of more agricultural importance and discourage such farms from being developed. Agricultural land of low importance and quality cannot be expected to continue in long term agricultural production due to steady increases in cost and the unpredictability of water supplies.

The Project includes a proposed General Plan Amendment that would replace the Project's Semi-Rural Category Regional Category Designation from the Semi-Rural Category to with the Village Regional Category consistent with the goals and policies of the General Plan. Upon the approval of this amendment the boundaries between Regional Categories will be maintained. Policy LU-1.1 *Assigning Land Use Designations* provides the policy basis for the implementation of the General Plan's Guiding Principles stated desire to see future development accommodate future growth in a compact and sustainable footprint. The policy comes complete with a graphic which illustrates **the Community Development Model** and the policy.

The assignment of land use designations to the Project is based upon the Community Development Model which provides for compact development which begins with a central core in which the highest intensities of development are located. See Goal LU-1 above for a detailed discussion.

The Regional Categories Map and Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. The Land Use Maps are to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. Since the amendment to the Regional Category Designation and Land Use Designations must be consistent with the goals and policies of the General Plan, changes to the Maps will also be consistent with the General Plan.

V. GENERAL PLAN CONFORMANCE

Policy *LU-1.2 Leapfrog Development* defines the term, and specifically notes that development proposals which conform to the **Community Development Model** are *not* by definition Leapfrog Development. In essence this policy states that new Villages, outside of existing urban designated areas may be proposed and approved as consistent with the General Plan so long as they;

1. Conform to the Community Development Model, and
2. Provide necessary services and facilities, and
3. Are designed to meet the LEED-Neighborhood Development Certification or an equivalent, and
4. Are within established water and sewer service boundaries.

The Lilac Hills Ranch Specific Plan has been designed to meet and achieve all of these criteria. The application of LEED-ND or an equivalent provisions and project compliance with the other bullets in LU 1.2 are discussed extensively in Chapter II.

Policy *LU-1.8 Density Allocation on Project Sites* states that projects which have more than one Land Use Designation, and which are subject to a Specific Plan are allowed to transfer densities within the project, even across Land Use Designation boundaries. This is a new policy and reverses the practice under the previously adopted General Plan.

The Lilac Hills Ranch includes more than one land use designation, and also establishes 1,746 units as the maximum number of units that will be allowed. The Specific Plan text includes a statement that provides for the distribution of densities within the Specific Plan's development footprint, so long as the maximum number is not exceeded.

Policy *LU-2.2 Relationship of Community Plans to the General Plan* establishes as a matter of General Plan policy that:

1. Community Plans are part of the General Plan and
2. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part, and
3. That they cannot undermine the policies of the General Plan,
4. Community Plans are subject to amendment by the Board of Supervisors.

This policy explains the relationship between the County's community plans and the General Plan. It clearly states that community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

C. Chapter 4 – Mobility Element

The Mobility Element includes twelve goals. Three of these (Goals 1, 3 and 4) require road networks that are interconnected and safe with multiple points of ingress and egress. The road network within Lilac Hills Ranch consists of public and private streets that form a modified grid which provides multiple points of ingress and egress to the project. The private streets will be to not only accommodate project traffic, but to also meet applicable fire safety standards, ensuring safety and emergency vehicle access. The major point of entry will be provided by West Lilac Road, which forms the northern project boundary, and which is a Mobility Element road. The road will be built so as to provide the County with the needed frontage right of way ~~from the Project developer for the revised classification of 2.2F as proposed by the Mobility Element GPA (Policy M-3.1) as well as provide an alignment that will better meet the requirements set forth in Policy M-1.2, M-1.3, M-1.3, M-2.2, and M-2.4.)~~ The new alignment project will minimize traffic congestion in the established surrounding neighborhoods, ~~reduce the number of~~ by not including any direct access points ~~that would have occurred from the project's residential driveways in those established neighborhoods~~, increase travel operations on the road, and provide more area in which to better incorporate buffers and other environmental measures as may be needed.

Access to the Community will also be provided at Covey Lane ~~to~~, Rodriguez Road by Street "B", and Mountain Ridge Road. Covey Lane includes an on-site private road portion and an off-site extension which will become a dedicated public road through the acceptance of existing Irrevocable Offers of Dedication. Both Street "B" and Mountain Ridge Road are private roadways which will be built to meet ~~fire safety~~ private road standards ~~(except as modified)~~. Private roads within the senior community will have gates that will provide the rural community character compatible with the surrounding neighborhoods a number of which also include gates on their private access roads. The gates will be able to be opened in the event of an emergency and will increase safety by providing additional evacuation routes for all area residents. Goals 4 and 12 encourage walkability and the creation of trails that, again, encourage walking and biking instead of driving. Lilac Hills Ranch includes sidewalks and paseos along streets within the village and hard and soft surface trails through the open space.

D. Chapter 5 – Conservation and Open Space Element

The Conservation and Open Space Element seeks to conserve and protect all resources to "ensure that they are available for the future." This element includes twenty-four goals. Goals 1, 2, and 3 insure that the natural environment is protected and remains sustainable. Lilac Hills Ranch is a compact, efficient village located in an area with few sensitive resources. Major drainages, supporting wetlands and large stands of oaks are preserved in open space. These drainages form a major tributary to Moosa Canyon, called out as a proposed Pre-Approved Mitigation Area (PAMA) in the draft North County Multiple Species Conservation Program (MSCP). On-site preservation of these areas provides a valuable contribution to the proposed integrated preserve system for northern San Diego County.

Lilac Hills Ranch will provide additional contribution to this regional open space system by mitigating for other upland habitats within the proposed PAMA.

The Community has been designed and engineered ~~to accept a system~~ for the distribution and beneficial use of reclaimed ~~water in the event that the VCMWD makes and~~ recycled water available to the Community. ~~When and if this occurs the Community will be in compliance with Goal 4 (water conservation and management) and Goal 19 (sustainable water supply) because of the extensive use of recycled water throughout the project, drought tolerant landscaping, and the use of state-of-the-art irrigation controllers.~~

~~Goal 14, sustainable development, epitomizes the philosophy behind Lilac Hills Ranch. The creation of a complete, mixed-use, sustainable village where none currently exists will provide expanded services and civic uses to all existing residents who live in the area, reducing vehicle trips within the entire sub-region and not just within the project. The project is located within one quarter mile of I-15, providing efficient access to a regional interstate highway. The design of the project uses a compact form that maximizes the use of the space and minimizes fragmentation of natural habitat and surrounding agricultural area. A Town Center, two distinct neighborhood centers, a school, parks and a private recreational facility are all located within an easy walk or bike ride.~~

Lilac Hills Ranch complies with all of the Open Space and Conservation Element goals, and therefore with all of the policies. ~~Conformance with the policies is discussed in more detail in Appendix A.~~

E. Chapter 6 – Housing Element

The Housing Element includes six goals, however only the first three are relevant to private developments like the Lilac Hills Ranch. The project is consistent with all of the applicable Housing Element goals. The Project will be served by the Valley Center Municipal Water District and the Deer Springs Fire Protection District (Policy H-1.3). The Community will provide attached single family and residential-mixed-use housing adjacent to the Town Center and two Neighborhood Centers so that residents can walk to commercial uses, recreation and a neighborhood school; and also includes a variety of single family homes on a variety of small lot configuration in keeping with the compact nature of the development footprint (Policies H-1.6 and H-2.2). The Lilac Hills Ranch Community will expand the variety of housing available in this part of northern San Diego County, accommodating a range of incomes and lifestyle choices.

Lilac Hills Ranch has been designed to resemble a rural village within the surrounding natural terrain. The objective of the Project is to provide an environmentally sensitive, residential community compatible with the character of the surrounding area and preserving the existing natural open space, landforms, and topography. (Policies H-2.1.) Lilac Hills Ranch will provide a Town Center, two smaller neighborhood centers, a community trail throughout the Project site, open space buffers, public parks, and a K-8 school site. (Policy H-2.2) The Community recognizes the highly varied, eclectic nature of development in northern San Diego County where well over half of the homes within five

miles of the project are on lots less than two acres in size. Within this 5 mile area there are a number of compact planned communities which are surrounded by semi-rural estate lots and agricultural enterprises. In keeping with the existing character of the area, Lilac Hills Ranch proposes a compact new ~~rural~~ village that will provide a variety of housing types and densities that will provide new opportunities that do not currently exist in this part of the County.

Lilac Hills Ranch also conforms to two important Housing Element policies. Policy H 1.5, Senior and Affordable Housing near Shopping and Services directs projects to provide opportunities for senior housing and affordable housing development within Town Centers, transit nodes, and other areas that offer access to shopping and services. The Lilac Hills Ranch has identified 172.2 acres (roughly one third of the development footprint) that will be developed as a Senior Citizen Neighborhood within the Community.

In addition Policy H 1.9 Affordable Housing through General Plan Amendments requires developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible. The Lilac Hills Ranch includes areas within the Town Center which are zoned to accommodate affordable housing densities ([25 du/acre](#)) as accepted by the State Department of Housing and Community Development (HCD) in approving the General Plan Housing Element.

F. Chapter 7 – Safety Element

The Safety Element includes some fifteen goals. In designing the Lilac Hills Ranch, every effort has been made to ensure that the project meets or exceeds the Goals and the Policies of this Element. The project has been designed to accommodate fire and emergency accessibility. The Fire Protection Plan, prepared by Firewise 2000, shows that the DSFPD, ~~along with nearby fire stations and fire departments have initial attack and will~~ have full response capability and capacity to respond to fire emergency incidents on the project.

1. Fire Protection

The entire Project site is encompassed within the boundaries of the Deer Springs Fire Protection District (“DSFPD”). (Policy S-3.4) Fire service to the Project will ~~be provided by Miller Station 15 and Station 11. A Fire Protection~~ implement one of three options as described in detail in Section IV E (Public Facilities Finance Plan ~~was prepared by Firewise 2000, and shows that the DSFPD, along with nearby fire stations and fire departments have initial attack and full response capability and capacity to respond to fire emergency incidents on the project) 1-e.~~ The Community meets the requirements of the County and DSFPD with respect to access. (Policy S-3.5) The Project’s water supply will meet the water supply requirements of the San Diego County’s Consolidated Fire Code and County of San Diego Fire Code. (Policy S-6.1) The Community will also comply with the County’s fuel management zone requirements. (Policy S-3.6 and S-4.1) Fire resistant landscaping and ignition-

resistant construction standards will be used for the Project. (Policies S-3.3, S-3.6, and S- 3.7)

2. Law Enforcement

Law enforcement services will be provided by the San Diego County Sheriff's Department from the Valley Center Substation, approximately ten miles northeast of the Community. (Goal S-13 and Policy S-13.1)) The Community will provide a roadway network that will provide access for law enforcement personnel throughout the site. (Policy S-14.1)

G. Chapter 8 – Noise Element

The Noise Element includes six goals designed to ensure that the population is not exposed to excessive noise levels. Lilac Hills Ranch complies with all policies which implement the Noise Element goals. For example, Policy N 1.2, noise management strategies is addressed through project design. The interconnected road network disperses traffic throughout the project. Roads are two-lane and the design of the streets keeps speed at a reduced level. Other noise generators such as the recycling facility and the wastewater treatment plant are located away from residential areas and contained in enclosed buildings.

H. Valley Center Community Plan

The San Diego County General Plan is augmented by the community and sub-area plans. Community Plans must be consistent with the General Plan but can provide additional guidance that reflects the unique nature of each of the unincorporated area's communities. Many of the goals and policies included in the community plan mirror those in the General Plan.

The General Plan clearly describes the relationship between the General Plan and the County's community plans. Community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

As currently written, the Valley Center Community Plan envisions the two existing rural Villages as the only areas recognized on the plan map where urban levels of development are permitted. The Lilac Hills Ranch proposes to add a new rural Village in the north-west corner of the Valley Center Community Plan. As discussed above, the General Plan's goals and policies permit the establishment of a new village that is designed to be consistent with the Community Development Model, provide necessary services and facilities, and meet the LEED-ND Certification or an equivalent.

The Lilac Hills Ranch project proposes, as part of the General Plan Amendment process, to modify the text of the Valley Center Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of rural villages from two to three, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other six Specific Plans in the text.

~~Appendix A addresses compliance with the goals and policies of the Valley Center Community Plan in detail.~~

Perhaps the major goal in the Valley Center Community Plan is to maintain its rural character. The theme of this goal is repeated in several policies. One of the general Land Use goals states; “A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living.” Another states “A pattern of development that conserves Valley Center’s natural beauty and resources, and retains Valley Center’s rural character.”

In addressing these goals it must be recognized that residents of San Diego County’s unincorporated area enjoy many different aspects of rural living. Large towns (e.g. Valley Center) and small planned communities (e.g. Welk Village, Champagne Village, Hidden Meadows, Circle R Estates), gated communities, equestrian oriented communities, extensive groves and small boutique farms all coexist and create a broad definition of “rural”. This is the context in which Lilac Hills Ranch should be considered. Lilac Hills Ranch is a self-contained, sustainable Village that will complement the surrounding rural and agricultural land uses and provide new opportunities for rural living that do not currently exist in that area. This new village will not compete with the downtown Valley Center, 11-miles to the east. Rather, Lilac Hills Ranch will offer additional services and opportunities to area residents where none currently exist. The project will retain agriculture throughout, reinforcing the agricultural nature of the surrounding area. The major drainages and oak woodlands will be retained, providing definition of neighborhoods within the Community and separation from adjacent uses along the western boundary.

Lilac Hills Ranch includes many different densities and architectural styles that integrate this Community through landscaping, trails and a Town Center to provide community focus. The design guidelines and other provisions of the Specific Plan will ensure that diversity is achieved.

Several goals and policies in the Valley Center Community Plan emphasize that sensitive natural resources should be preserved. Many of these are similar to Conservation and Open Space Element goals and policies in the General Plan. Lilac Hills Ranch is located on a property which has been extensively farmed for sixty years, and as a result the property is largely devoid of sensitive habitat. The exception to this is a tributary to the offsite Moosa Canyon. This drainage and its tributaries support stands of oaks and wetland vegetation. They will be preserved as part of the project, providing a valuable contribution to a proposed integrated open space system. Wetlands that have been disturbed over several decades by agricultural activities will be restored as mitigation for other impacts.

With respect to Mobility, the Valley Center Community Plan reflects residents' concerns about traffic congestion as well as a desire for rural roads; two concerns that are often at odds. Lilac Hills Ranch carefully balances these two concerns in a number of ways. West Lilac Road is included as 'public road' in the County maintained road system but currently exists largely without benefit of a dedicated public right of way along the Community frontage. West Lilac Road along the project's northern frontage will be re-designated from a 2.2C Light Collector to a 2.2F Light Collector per the project's Mobility Element General Plan Amendment, ~~and will be improved and the road right-of-way dedicated based upon the improvement standards for a 2.2F Light Collector road.~~ The road improvements will also include a fully improved 428-foot pathway within the road right-of-way. Covey Lane will be improved: (a) the onsite portion segment will be improved at private road standards while the off-site portion will be improved to Public Road standards to provide access to and from the eastern connection with West Lilac Road. Restricted access points into the Community will be provided at Street "B" to Rodriguez and Mountain Ridge Road. Controlling the access will allow these two roads to remain as rural private roads, consistent with the desire of existing residents. However, in an emergency, these two restricted access points can be opened, benefiting residents outside Lilac Hills Ranch by providing additional evacuation routes.

Within Lilac Hills Ranch, an interconnected road network is provided that gives residents multiple ways to access most areas of the new Community. These roads are designed to maintain slower speeds that are more conducive to the village function. Sidewalks and bicycle lanes will encourage the residents to access public areas by walking and biking. An extensive network of trails in the open space will provide more opportunities for residents to walk from their homes to a variety of services and will connect residents with the natural environment. The in-project trail system connects to two regional public trails, providing the public with the opportunity to walk or bike to the Town Center. The Community will dedicate and improve these two trail segments for the on-site portions only. ~~The improvements of the balance of the trail system to the east and west will remain a County obligation.~~

Finally, the Public Facilities and Services section of the Valley Center Community Plan includes goals and policies that require provision of adequate services. The Community will be provided water and sewer service by the Valley Center Municipal Water District, with the potential for recycled water that may reduce the projects reliance on imported water. The Community will be provided fire protection by the Deer Springs Fire Protection District. The project is located within three school districts. A recycling facility will reduce the waste stream to existing sanitary landfills. Landscape mitigation demands may be partially augmented by existing wells. Energy conservation measures will be built into buildings while provision is also made for generation of solar energy. All facilities will be phased to ensure that they are available when needed.

I. Bonsall Community Plan

A portion of the Lilac Hills Ranch is also located within the Bonsall Community Plan. Approximately 201-homes are located in the Bonsall Community Plan area and

approximately 76 acres of the 608 acre Lilac Hills Ranch (12.5 percent) is located in the Bonsall Community Plan.

As currently written, the Bonsall Community Plan ~~recognizes~~designates three separate areas with the Village Regional Category located in the Olive Hill Road/Mission Road and SR-76 area. The Lilac Hills Ranch project proposes as part of the General Plan Amendment process to modify the text of the Bonsall Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of areas with the Village Regional Category from three to four, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other areas in the text.

Land Use Element policies 1.2 and 2.2 will permit the consideration of new rural Villages as consistent with the Land Use Element and the Guiding Principles so long as the specific standards within Policy 1.2 are met.

~~Appendix A addresses compliance with the goals and policies of the Bonsall Community Plan in detail.~~

Perhaps the major goal in the Bonsall Community Plan is the maintenance of rural character. This goal is supported by several policies emphasizing the retention of agriculture and large lot estate development.

As with Valley Center, it must be recognized that residents of northern San Diego County enjoy a variety of homes, lot sizes, small planned communities, gated communities, extensive groves and small boutique farms that form the context in which Bonsall is located and into which Lilac Hills Ranch will be placed. The homes located in the Bonsall portion of the new Village are all single family homes located on variously sized lots that still fit into the compact, walkable goal. The Town Center to which these homes will be oriented is located within a half-mile, or an approximately 20-minute walk. This new Village will not compete with the existing village of Bonsall located approximately 7-miles to the west. Rather, Lilac Hills Ranch will complement surrounding agricultural and estate uses, and provide additional opportunities for community activities and commercial services where none currently exist.

Several goals and policies in the Bonsall Community Plan emphasize that sensitive natural resources should be preserved. Lilac Hills Ranch includes an extensive oak riparian network which will be retained. Wetland restoration and enhancement will replace disturbed wetlands, ensuring no net loss of such habitats. Additional policies call for grading to be limited in steep slope areas and for topography to be retained. Less than 15 percent of Lilac Hills Ranch meets the definition of steep slopes under RPO, and less than 1.5 acres of those steep slopes are graded. In general, the grading plan retains the rolling "shape" of the property. Less than 2,300 yards of material will be moved per house.

The Bonsall Community Plan calls for safe roads, community services provided as needed and adequate water and wastewater treatment systems. With respect to roads, only a small percentage of traffic from Lilac Hills Ranch will use roads within the Bonsall Community

V. GENERAL PLAN CONFORMANCE

Plan area with the exception of West Lilac Road, Old Highway 395 and I-15. The portion of West Lilac Road in Bonsall will remain as is except for the addition of the Regional Trail link. West Lilac Road will be the major east-west collector through the project. Signal and intersection improvements detailed in the Traffic Impact Study will ensure that local roads within the Bonsall Community Plan will operate as envisioned in the General Plan Mobility Element. All Community services, such as schools and parks, will be provided by the applicant. Approximately seven public parks (totaling 21 acres) will be provided. These parks, as well as the privately owned Village Green are accessible to all residents, including those in the Bonsall Community Plan. Water will be provided by the Valley Center Municipal Water District. VCMWD will also provide wastewater treatment via an onsite or offsite facility that will make reclaimed water available to this portion of their district.

VI. APPENDICES

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VI. APPENDICES

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VII. APPENDICES

